



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved HOUSING COMMITTEE

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Wednesday, April 6, 2011

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Porterfield at 5:02 PM.

**Staff:** George Hank, Meg Zopelis, Adriana Peguero

**Present:** 11 -

Jason L. Stringer; Charlie R. Sanders; Keith G. Broadnax; Brian A. Munson; Marjorie A. Passman; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield and Satya V. Rhodes-Conway

**Absent:** 4 -

Bridget R. Maniaci; Philip P. Ejercito; Victor E. Villacrez and Clarence Jackson

### APPROVAL OF MINUTES

A motion was made by Rhodes-Conway, seconded by Sanders, to Approve the Minutes of March 2, 2011. The motion passed by voice vote/other.

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

Michael Stluka worked with Sam Polstien (vice chair of ASM) briefly on leasing legislation.

Two new Housing Committee Members were introduced, Michael "Indy" Stluka and Jason Stringer.

### ROLL CALL

Jackson arrived at 5:03 PM.

**Present:** 12 -

Jason L. Stringer; Charlie R. Sanders; Keith G. Broadnax; Brian A. Munson; Marjorie A. Passman; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield; Clarence Jackson and Satya V. Rhodes-Conway

**Absent:** 3 -

Bridget R. Maniaci; Philip P. Ejercito and Victor E. Villacrez

**VICE CHAIR ELECTION**

**A motion was made by Rhodes-Conway for unanimous approval that Brink be elected Vice Chair. The motion passed by voice vote/other.**

1. [21931](#) Election of Vice Chair for Housing Committee

**A motion was made by Rhodes-Conway for unanimous approval that Brink be elected Vice Chair. The motion passed by voice vote/other.**

**REPORTS**

3. [08596](#) Housing Affordability Subcommittee

**Brink said they are working on the future health of the Affordable Housing Trust Fund. One critical issue is figuring out how they can leverage the Trust Fund to help people with their mortgage insurance getting into homes.**

**Rhodes-Conway asked if they are expecting to come out of this process with recommendations for how the Trust Fund should be used and Brink said yes. Rhodes-Conway then asked if that was going to be across the board, for rentals and home ownership. Brink said it is.**

**Rhodes-Conway said they should think about how energy efficiency plays into the affordability of housing, and maybe they can leverage something by connecting it with other City programs.**

**Sanders said CDBG is on the same page as Brink and Brink said anyone who wants to be involved can be.**

**ROLL CALL**

**Villacrez arrived at 5:08 PM.**

**Present:** 13 -

Jason L. Stringer; Charlie R. Sanders; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Marjorie A. Passman; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield; Clarence Jackson and Satya V. Rhodes-Conway

**Absent:** 2 -  
Bridget R. Maniaci and Philip P. Ejercito

4. [11431](#) Common Council Update

**Rhodes-Conway said the Council declined to take money that had been in the IZ Trust Fund and put it into the Affordable Housing Trust Fund.**

5. [15888](#) Housing Diversity Planning Ad Hoc Committee

**Munson said they are on hold because of changes with Alders and the Mayor. They want to forward the recommendations back to the Housing Committee, but they have to do some work communicating before it comes back.**

#### ROLL CALL

**Ejercito arrived at 5:15 PM.**

**Present:** 14 -  
Jason L. Stringer; Charlie R. Sanders; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Marjorie A. Passman; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield; Clarence Jackson and Satya V. Rhodes-Conway

**Absent:** 1 -  
Bridget R. Maniaci

10. [21678](#) Accepting a Safety and Security Report from the Allied Area Task Force.

**Attachments:** [Safety Security Report - Final Approved by ATF 2-24-11 ATF PLAN.pdf](#)

**A motion was made by Rhodes-Conway, seconded by Passman, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**

2. [08595](#) Landlord & Tenant Issues Subcommittee

**Ejercito reported the Subcommittee spent a lot of time speaking with the City Attorney's Office and Madison Police Department on issues relating to enforcement of Chapter 32. This discussion will be at the next Subcommittee Meeting. They are trying to set some concrete goals and a timeline. They also spoke about the landlord registration.**

#### ROLL CALL

**Maniaci arrived at 5:23 PM.**

**Present:** 15 -

Bridget R. Maniaci; Jason L. Stringer; Charlie R. Sanders; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Marjorie A. Passman; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield; Clarence Jackson and Satya V. Rhodes-Conway

## UNFINISHED BUSINESS

6. [20936](#) City of Madison Strategic Housing Plan

**Attachments:** [Porterfield Rpt 12-29-10.pdf](#)  
[Proposals for Planning Services.pdf](#)  
[Housing Report from Murphy January 2006.pdf](#)  
[Stratigic Housing Plan Memo.pdf](#)  
[Porterfield E-mail 3-31-11.pdf](#)

Porterfield drafted a memo on what he is interested in doing regarding the Strategic Housing Plan and met with staff who presented at the last meeting. Munson said to also consider evaluating housing on an ongoing basis, what could staff be doing along the way instead of doing a study on an annual basis.

Rhodes-Conway said to pick a small number of metrics to track regarding housing. This would be useful over time to know that the intended impact is happening.

A motion was made by Sanders, seconded by Munson, to move forward with Porterfield's ideas in his memo. (No vote on this motion)

Rhodes- Conway said the Committee needs to be strategic, as the Council would say no to what was being presented. The Committee should present where the money should be coming from if the Committee wants this to be an immediate appropriation in this year's budget. The other option is that this could be put in next year's budget and the Committee would not have to find the money to fund this. The Committee needs to articulate what they want to buy, i.e. consultant time, and what they want to get out of this. Sanders withdrew his motion.

A motion was made by Schooler, seconded by Jackson, to move forward with a budget request for next year's budget and ask that the Chair work with Staff on the proposal and bring it back to the next meeting, or June's meeting, for final approval as part of the 2012 Budget. . The motion passed by voice vote/other.

Porterfield will begin working on this.

## NEW BUSINESS

7. [15867](#) SUBSTITUTE. Amending Section 27.04(2)(k) of the Madison General Ordinances to require owners of rental dwellings to provide contact information to the City of at least two people who can exercise control and care over the property and requiring that that contact information be posted at the property for tenants; and amending

Sec. 1.08(3)(a) to create a bail deposit for violations.

**Attachments:** [LandlordTenantRegForms](#)  
[Memo from George Hank 2-17-11.pdf](#)  
[Memo from Gregg Shimanski 2-17-11.pdf](#)  
[Landlord Tenant Subcommittee Registration Summary Shimanski.pdf](#)  
[Reg Statements LT Subcom 3-17-11.pdf](#)  
[Version 1](#)

Rhodes-Conway requested that she be added as a co-sponsor.

A motion was made by Rhodes-Conway, seconded by Maniaci, to amend 1. (l) from "...multi-family rental dwelling.." to "...rental dwellings...". The motion passed by voice vote/other.

A motion was made by Maniaci, seconded by Rhodes-Conway, to strike the language, "...directly related to the owner...". The motion passed by voice vote/other.

A motion was made by Maniaci, seconded by Villacrez, to strike the language that was added to (l) (2), "If the property is sold, the owner must provide the registration information to the new owner or be continually liable until such info is provided." The motion passed by voice vote/other.

A motion was made by Munson, seconded by Rhodes-Conway, adding Section 9, that staff generate a report for the Housing Committee which will include fees generated, compliance, fines assessed, and the cost to implement for the first two years. The first report will be due May 2013. The motion passed by voice vote/other.

A motion was made by Rhodes-Conway, seconded by Maniaci, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by the following vote:

AYES: Broadnax, Ejercito, Hassel, Jackson, Maniaci, Munson, Passman, Porterfield, Rhodes-Conway, Sanders, Schooler, Stluka, Stringer  
NOES: Brink, Villacrez

**Rhodes-Conway requested that she be added as a co-sponsor.**

**A motion was made by Rhodes-Conway, seconded by Maniaci, to amend 1. (l) from "...multi-family rental dwelling.." to "...rental dwellings...". The motion passed by voice vote/other.**

**A motion was made by Schooler, seconded by Jackson, to strike in total Section 3 "Exceptions". Asst. City Attorney Adriana Peguero said Section 3 should really be Section 8. Schooler also moved to strike in full Section 2 (which should be Section 5) and add "If the owner does not provide contact information by January 1st, a fine of \$100 per parcel shall be imposed."**

**A motion was made by Rhodes-Conway, seconded by Maniaci, to separate Schooler's amendments. The motion passed by voice vote/other.**

**The motion to strike in total, Section 3 (should be Section 8), "Exceptions" failed (roll call requested by Schooler):**

**AYES: Brink, Broadnax, Jackson, Munson, Schooler, Villacrez**  
**NOES: Ejercito, Maniaci, Passman, Porterfield, Rhodes-Conway, Sanders, Stluka, Stringer**  
**ABSTAIN: Hassel**

**Schooler made a motion to amend his amendment by changing the amount from \$100 to \$500. Schooler then changed his amendment to strike Item 2 (which should be 5), seconded by Brink.**

**The motion failed (roll call requested):**

**AYES:** Brink, Broadnax, Hassel, Jackson, Schooler, Villacrez  
**NOES:** Ejercito, Maniaci, Munson, Passman, Porterfield, Rhodes-Conway, Sanders, Stluka, Stringer

A motion was made by Maniaci, seconded by Rhodes-Conway, to strike the language, "...directly related to the owner...". The motion passed by voice vote/other.

A motion was made by Maniaci, seconded by Villacrez, to strike the language that was added to (l) (2), "If the property is sold, the owner must provide the registration information to the new owner or be continually liable until such info is provided." The motion passed by voice vote/other.

A motion was made by Munson, seconded by Rhodes-Conway, adding Section 9, that staff generate a report for the Housing Committee which will include fees generated, compliance, fines assessed, and the cost to implement for the first two years. The first report will be due May 2013. The motion passed by voice vote/other.

A motion was made by Rhodes-Conway, seconded by Maniaci, to **RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER.** The motion passed by the following vote:

**Ayes:** 13 -

Maniaci; Stringer; Sanders; Ejercito; Broadnax; Munson; Passman; Schooler; Stluka; Hassel; Porterfield; Jackson and Rhodes-Conway

**Noes:** 2 -

Villacrez and Brink

8. [16662](#)

5TH SUBSTITUTE Repealing and recreating Sec. 32.12(9) of the Madison General Ordinances to modify the regulations for re-renting rental premises.

**Attachments:**

[Version 1](#)

[Reg Form LT 12-17-09.pdf](#)

[Reg Form Handouts LT 1-21-10.pdf](#)

[LandlordTenantRegForms](#)

[Version 2](#)

[Version 3](#)

[Version 4](#)

[Michael Christopher Ltr to Porterfield.pdf](#)

[Christopher Ltr to Porterfield 8-30-10](#)

[SB Apts Addendum #2 Non-Standard Rental Prov](#)

[Steve Brown Apts Ltr to Committee 8-4-10](#)

[Version 6 \(5th Sub\)](#)

[Registration Forms - Oppose 9-21-10.pdf](#)

[Registration Forms - Support 9-21-10.pdf](#)

[Showing and Rerenting Rental Premises \(00202664\).PDF](#)

[Downtown Madison Rental Market Data 2009. Traffic, Showing, Leasing \(00:](#)

[10/28/10 A Frey Letter re: Legislative File 16662](#)

[Version 5](#)

[Version 6](#)

[Registration Forms 2-22-2011.pdf](#)

A motion was made by Maniaci, seconded by Ejercito, to Refer. Sent to the HOUSING COMMITTEE. The motion passed by voice vote/other.

9. [20510](#) Review of Tenant & Landlord Rights & Responsibilities Pamphlet

**Attachments:** [Tenant Landlord Web 9-27-10.pdf](#)  
[Landlord tenant rights and responsibilities pamphlet 2-17-11.pdf](#)  
[Tenant & Landlord Rights and Responsibilities Pamphlet 3-31-11.pdf](#)  
[Tenant & Landlord Rights and Responsibilities Pamphlet 4-15-11.pdf](#)

A motion was made by Ejercito, seconded by Brink, to Refer this item to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE. The motion passed by voice vote/other.

11. [21483](#) Discussion on Meeting Attendance and Procedure for Rescheduling Cancelled Meetings.

If a meeting is cancelled due to quorum issues, an additional meeting may be scheduled that same month.

#### ADJOURNMENT

A motion was made by Porterfield, seconded by Maniaci, to Adjourn at 7:02 PM. The motion passed by voice vote/other.