



# City of Madison

## Meeting Minutes - Final

### HOUSING COMMITTEE

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

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Wednesday, September 7, 2005

5:00 PM

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

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#### 1. CALL TO ORDER

*The meeting was called to order at 5:10 p.m. by Chair Hirsch.*

#### 2. ROLL CALL

*Also Present: George Hank, Inspection Unit Director  
Steve Brist, Asst. City Attorney  
Hickory Hurie, CDBG  
Pat Kreitzman, Recording Secretary*

**Present:** Ald. Michael E. Verveer, Florence Zmudzinski, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Richard B. Arnesen, Jr., Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau and Ald. Austin W. King

**Absent:** Howard Mandeville, Victor E. Villacrez and Detria D. Hassel

**Excused:** Julia S. Kerr and David R. Sparer

#### 3. APPROVAL OF MINUTES

*Merrill moved approval of minutes with the following corrections, second by Ejercito with unanimous vote.*

*Page 2, Paragraph 1:*

*Line 6, change first word from "you" to "complainant"*

*Line 6, after "rules that" and before "change" insert "they can and do"*

*Line 7, strike the last word "continuously"*

*Page 2, Paragraph 2:*

*Line 12, strike the word "you" and insert "the Committee"*

*Line 13, strike the word "us" and insert "the City"*

*Line 14, strike the first word "our" and insert "its"*

*Motion:*

*Lines 1,2: strike the words "Defer Housing Committee"*

#### 4. PUBLIC COMMENT

*No appearances.*

#### 5. COMMON COUNCIL ACTIONS - VERVEER/KING

*King noted that TIF 36 was approved at their last meeting. The mobile home ordinance is to be on the agenda of September 20.*

*Verveer stated the IZ Fund language was approved on the consent agenda at their last*

meeting. At the last Board of Estimates meeting, they were interested in the work that the Affordable Housing Subcommittee was doing on the TIF. This will be discussed under item 8.

## 6. NEW BUSINESS ITEMS

*Approve the Rent Abatement Examiner Contracts. Brist noted this went to the Rent Abatement Oversight Committee which was abolished and merged with this committee. These contracts are done yearly. Thom Boykoff is the normal hearing examiner and Tom LaFleur is the alternate hearing examiner. There are no substantive changes, just the dates. Wilcox moved approval, second by Verveer with unanimous approval.*

Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).

**Sponsors:** Mayor Cieslewicz and Common Council By Request

*Hirsch noted the Affordable Housing Subcommittee has a recommendation that was sent with the agenda. The recommendation is as follows: "The Housing Committee not recommend adoption of the BOE TIF subcommittee's report until the mechanisms in appendix D regarding affordable housing are reviewed and incorporated into the report and recommendations to the Council." Brink moved to report the recommendation of the Affordable Housing Subcommittee to the Board of Estimates, second by Zmudzinski. For stylistic reasons, King stated the language should be that we recommend adoption with the inclusion of appendix D. Wilcox clarified that we approve the recommendations on the City's TIF policy conditioned upon the addition of the recommendations of the Affordable Housing Subcommittee. Verveer would like the communication to the Board of Estimates be more clear than what was included in the packet.*

**A motion was made by Brink, seconded by Zmudzinski, to Return to Lead with the Following Recommendation(s) to the BOARD OF ESTIMATES The Housing Committee recommends adoption of the BOE TIF Subcommittee report with the inclusion of the housing items in Appendix D. The motion passed by the following vote:**

**Return to Lead with the Following Recommendation(s) to the BOARD OF ESTIMATES The Housing Committee recommends adoption of the BOE TIF Subcommittee report with the inclusion of the housing items in Appendix D.**

**Absent:** Villacrez and Hassel

**Excused:** Kerr and Sparer

**Aye:** Verveer, Zmudzinski, Mandeville, Ejercito, Hirsch, Merrill, Arnesen, Jr., Wilcox, Brink, LeTourneau and King

**Present:** 11 - Ald. Michael E. Verveer, Florence Zmudzinski, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Richard B. Arnesen, Jr., Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau and Ald. Austin W. King

**Absent:** 2 - Victor E. Villacrez and Detria D. Hassel

**Excused:** 2 - Julia S. Kerr and David R. Sparer

## 7. OLD BUSINESS

*IZ Evaluation Study - Hirsch noted Mark Olinger has revised his draft. Hickory Hurie noted that Olinger would like the subcommittee to act on their recommendation to the*

*Housing Committee and then to the Common Council. This is in the subcommittee to be considered next week and it should be to the full Housing Committee at the October meeting.*

## **8. REPORTS**

*Landlord & Tenant Issues Subcommittee - Ejercito noted the Mobile Home Ordinance was fine-tuned. A number of amendments were discussed and a substitute was sent to the Common Council. Megin McDonell from Tenant Resource Center attended. Discussed were the small claims process and discrepancies between Madison's double and triple damages vs the State of Wisconsin automatic double damages. There will be a follow-up at the next meeting on security deposit interest issues. Brink noted that there was good discussion on the mobile home issues. It was suggested to keep it more in line with the State Statutes and amendments can be made at a later date.*

*Affordable Housing Subcommittee - Brink stated they have been working on TIF. At the next meeting, Natalie Bock from the Alexander Company will attend. They just went through the process on the Capital West project. The subcommittee will keep moving forward on the IZ evaluation study outline. If we don't start tracking the data we can't look at the numbers.*

*Hirsch asked if the Housing Committee could meet on Thursdays next year and not compete with Urban Design and other people's calendars. There was consensus to leave the meeting date the first Wednesday of the month.*

## **9. PRESENTATIONS**

*Legislative Council - Tim Radelet appeared to discuss Assembly Bill 573 relative to tax exempt properties. The bill rearranges the wording of the existing statute to make it more clear and straight forward. Under this bill no longer will it be that rental income has to be used for maintenance or construction debt service, but rental income must be used by non profit organizations for its charitable purposes. This is retroactive to 2003. If property is owned by educational institutions, churches, women's clubs, domestic historical societies, library associations or fraternal societies, their property will be exempt. Property owned by non profits that are benevolent associations will be exempt if it is not residential. If it is residential property it will be exempt only if the property is a nursing home, a community based residential facility (CBRF), an adult family home, a residential care apartment complex (RCAC), a domestic abuse shelter, a shelter for the homeless, housing for low income persons, a residential facility that primarily provides alcohol or other drug abuse recovery programs, and residential housing occupied by persons with permanent disabilities. This has been introduced and it has gone to the Committee on Urban and Local Affairs. The earliest date there would be a hearing on the bill would be October 28. He is concerned with the way the bill is drafted that there will be some games and some of the facilities that they most wanted to tax because they were serving very wealthy people, will end up being exempt because they are RCAC.*

*Merrill moved to refer the consideration of a Housing Committee position on this to the Affordable Housing Subcommittee, second by King. Unanimous vote.*

## **10. DISCUSSION ON FUTURE AGENDA ITEMS/SCHEDULE NEXT MEETING**

## **11. ADJOURNMENT**

*Wilcox moved adjournment, second by Ejercito with unanimous approval at 6:17 p.m.*

