



**City of Madison**  
**Meeting Minutes - Draft**  
**HOUSING AFFORDABILITY SUBCOM**  
**OF THE HOUSING COM**

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

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Wednesday, October 10, 2007

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 120 (Madison Municipal Building)

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**CALL TO ORDER**

**ROLL CALL**

**Attendees:** Curt Brink, Tom Hirsch, Susan Day, Brenda Konkel, Tobi Rutten

**Notified Absence:** Victor Villacrez, Judy Wilcox, Howard Mandeville

**Staff:** Barbara Constans

**Others Present:** Angela Bennett

**PUBLIC COMMENT**

No one present wished to speak at this time.

**APPROVAL OF MINUTES**

Hirsch moved, Rutten seconded a motion to approve the minutes from September 19. With the addition of Rutten being present at the meeting. Motion was unanimously approved.

**06811**

Amending Section 4.22 of the Madison General Ordinances to update language and terms in the Affordable Housing Trust Fund ordinance.

Konkel feels many changes should happen but she was told by the Mayor that he would have to change the ordinance to fund Allied, and she is not sure what the other changes will be.

Konkel wants to change AHTF to require lower affordability levels.

Konkel also wants to address the issue of taxation for non-profits and could AHTF help non-profits pay taxes if the matter is not resolved in the state budget. She is considering opening the AHTF so if the balance in the fund is under \$10 million the money could be used and repaid with interest.

Mayor has told Konkel that if AHTF is used as part of funding of Allied the money would be loan to repaid from TIF.

Konkel wants to continue to discuss changes to the AHTF as the Allied Drive and Budget discussions follow.

Konkel wants to try to use AHTF to provide loans to make sure that buyers do not have Private Mortgage Insurance (PMI) payments or to provide deep subsidy down payments to buyers.

Konkel wants to incorporate a program for renters into the AHTF. Rent security deposit could be an idea but it could also be a difficult program to administer.

Brink stated a security deposit/down payment can work to get folks into housing and he would see this as a good use of the AHTF:

Constans said perhaps use AHTF as long term or short term loan for non-profits constructing rental units.

Brink prefers looking at positive changes for use of fund rather than sweep it off to one program like Allied.

Hirsch asked if changes could be made to policies and procedures or do we really need to change the ordinance?

Konkel suggested looking at all options and move one compete change forward, including any required ordinance changes. Ask at next Affordable Housing meeting for additional ideas for use of funds, where it gets used, but also repaid in future.

Brink stated this item, AHTF, should

#### **UPDATE AND DISCUSSION ON THE FOLLOWING:**

#### **Issue of Accessibility on Balconies**

Angela Bennett from Dept of Civil Rights was there to speak and answer questions.

Dept of Civil Rights plans to object to the variance that was issued to University Square development. Hirsch asked what would the City object to?

Bennett: The variance that was issued to University Square received to allow them to add a concrete lip/step to its balcony doors which impede accessibility.

University Square went to State for variance to number of "B" units to add a 4" barrier at door; State granted variance, City objects. City wants all units to be "A" units. "A" units are barrier free while "B" units are Fair Housing units – allowing variance means units are FH units and barrier free except for balcony.

Brink stated that by objecting the City is asking that all balconies be accessible.

Hirsch added that the variance is assuming that changes can be made inside the unit to make the balcony accessible and interior modification to make the balcony accessible would be difficult.

Bennett- the "B" units are designed to be adaptable and allowing this variance infringes on adaptability of the units.

Hirsch stated the option is to ask for reconsideration of variance.

Brink stated the project has been halted once already and this type of change could cost project up to \$1 million.

Bennett stated the City Attorney would come to a closed session of Housing Subcommittee to answer other questions.

Brink added he believes this will create a world of no balconies in future if variance is not granted.

Konkel inquired about why not just do the drop concrete 4 inches.

Hirsch stated the issue is cost, it cost more to do offset balcony height.

Brink sated they offered more "A" fully accessible units in this site than were required so why require type "B" units to meet the type A standard.

**Clarification:**

The University Square variance was approved by State before balconies were poured. If variance is reversed the developer faces requirement to remove doors and balconies and redo to allow accessibility without lip and interior modifications.

Hirsch stated he feels the Housing Affordable Subcommittee can offer an opinion. Konkel added this belongs at some other committee which can take action.

**Motion:**

Hirsch moved to ask Alder on Subcommittee to enter a resolution to this variance issue and to refer this resolution to the Commission on People with Disabilities,

Plan Commission, and the Housing Committee.

Konkel seconded with comment that she will introduce this resolution at Council next week. Tuesday Oct 16th.

Rutten requests clarification and asks what impact this will have?

Day stated it becomes an editorial comment on the request for a variance.

Bennett stated the Building Permit Unit flagged this issue not DCR.

Brink stated I will vote no, it was approved by State. I believe that this developer followed State laws and procedures and will work to remedy this problem on future projects but do not believe in penalizing developer for doing what they had approval to do.

Vote= 4 in favor and 1 opposed.

### **Allied Revitalization and Allied Housing Plan**

Housing Committee asked Hirsch to meet with Mayor to express concern about raiding the AHTF. Meeting has been requested, but not yet scheduled.

Day requested clarification on agenda items.

### **TIF Policy Review Status**

10% set aside is still on the agenda but TIF group hasn't been meeting and not action has been taken. TIF projects are being closed and the excess funds swept into general fund with no 10% allocation for set-aside.

### **Proposed Executive Budgets proposals related to Housing functions**

Mayor did not put any money in budget for IZ incentives, options or buy backs. Mayor expressed to Konkel that the Allied AHTF would be a loan. Mayor also said AHTF is not a priority in the budget, if its not being used.

### **Tax Exempt Language changes in the State Budget**

No discussion

**No Mortgage Foreclosure trends and issue.  
discu  
ss**

No discussion

### **Subcommittee Goals for 2008**

Brink stated the big issues for 2008 are Allied Drive and AHTF. Konkel added the annual housing report scorecard to the list. Konkel wants Subcommittee to design set goals and objectives for housing. The last report was generated by a Mayor's Housing summit was the report under Mayor Bauman. Finally, she noted that the homeless folks at Brittingham want a forum where they get a sensitive response.

#### ADJOURNMENT

Brink moved, Konkel seconded, a motion to adjourn the meeting. The motion passed.

Respectfully Submitted,

Barbara Constans  
Recorder