



# City of Madison

## Meeting Minutes - Amended

### HOUSING COMMITTEE

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

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Wednesday, May 4, 2005

5:00 PM

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: Hickory Hurie, CDBG  
George Hank, Staff - Inspection Unit  
Pat Kreitzman, Recording Secretary*

**Present:** Thomas E. Hirsch, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau, Detria D. Hassel, David R. Sparer and Ald. Austin W. King

**Absent:** Ald. Michael E. Verveer and Philip P. Ejercito

**Excused:** Florence Zmudzinski, John L. Merrill and Richard B. Arnesen, Jr.

#### 3. APPROVAL OF MINUTES

*Sparer moved approval, second by Wilcox with unanimous vote.*

#### 4. HOUSING COMMITTEE VACANCY - DISCUSSION.

*Hirsch stated that we are waiting for the procedure for Howard Mandeville to be put forward by the Mayor and approved by the Common Council. He noted that Andy Heidt has resigned his citizen position on the Housing Committee. He asked for any suggestions as to the type of person or individuals that we might suggest to the Mayor for replacement in this position. Hirsch suggested someone from the lending community to serve on the committee. Villacrez suggested someone from non-profit housing.*

#### ROLL CALL

**Present:** Ald. Michael E. Verveer, Thomas E. Hirsch, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau, Detria D. Hassel, David R. Sparer and Ald. Austin W. King

**Absent:** Philip P. Ejercito

**Excused:** Florence Zmudzinski, John L. Merrill and Richard B. Arnesen, Jr.

#### 5. PUBLIC COMMENT

*No appearances.*

#### 6. NEW BUSINESS ITEMS

Establishing guidelines for the use of funds received for the Inclusionary Zoning Special Revenue Fund.

*Ald. Brenda Konkel appeared. Hickory Hurie distributed a report from CDBG staff recommending the resolution as proposed. Konkel noted that someday soon there should be some money in the fund because of waivers. The money comes into the fund either by shared equity when a house is sold or when a developer does a waiver. This resolution has 10% set aside for the administration of the fund and the remainder would be split evenly so that half of the money would go towards incentives and half to purchase the homes back to keep them affordable. Hurie also distributed a chart that is hypothetical that tried to capture two streams of revenue, one coming off waivers and the other is the City's share of appreciation on IZ owner that has been placed up for sale.*

*Wilcox moved to forward this resolution to the Affordable Housing Subcommittee, second by Villacrez with unanimous approval. This will be put on the agenda for the subcommittee next week.*

**A motion was made to Rerefer to the HOUSING COMMITTEE - Sent to the Affordable Housing Subcommittee. The motion passed by acclamation.**

## 7. REPORTS

*Landlord & Tenant Issues Subcommittee - There wasn't a meeting last month due to lack of quorum.*

*Affordable Housing Subcommittee - Brink noted that TIF was discussed at their last meeting. The Board of Estimates has a subcommittee on TIF and they are trying to solidify what the policy is. Hirsch noted items that the work group has not yet resolved itself on: (1) how to deal with land pricing that the developer has paid and then it's looking to come back with TIF reimbursement for land costs; and (2) will the City set a limit on the land cost and if so how do you figure it. Konkel noted the subcommittee won't be meeting anymore. This will be going to the Board of Estimates on the 23rd of May. The Affordable Housing Subcommittee came up with a list of 6 items to submit to the Board of Estimates. Hirsch explained these points to the committee. Sparer moved to recommend to the Board of Estimates to consider these 6 points in their policy, second by Hassel. The recommendation was unanimously approved 9-0 (Brink, Hassel, Hirsch, King, LeTourneau, Sparer, Verveer, Villacrez, Wilcox).*

## 8. OLD BUSINESS

*2005 Work Plan - Hirsch noted we are dependent on the subcommittees to do their work and bring forth materials on it. Affordable Housing Subcommittee started and had a very thorough discussion on it. They will continue discussion at their next meeting and report back. The Landlord & Tenant Issues Subcommittee needs to pull their work plan together for the year. Hirsch has asked Mary K Baum to present at the next Housing Committee information on discrimination on the basis of criminal background. The Landlord & Tenant Issues Subcommittee is expected to make some recommendation based on the presentation. Sparer noted that the last item should be noted as "Security Deposits".*

## 9. PRESENTATIONS

*Ed Lee of the Urban League appeared. He discussed the long and short-term programs. The program acquires about 4-5 houses per year that they renovate and make available to families that are earning between 40-60% of Dane County median*

*household level. The tax credits require that the property remain rental for 15 years and after that time the house can be passed along to families at their own. During the 15 year period, families are making the monthly rent payment and a portion goes to help pay down the mortgage. At the end of the period, whatever is left on the mortgage is what the family gets to purchase the home for plus \$1.*

**10. DISCUSSION ON FUTURE AGENDA ITEMS AND SCHEDULE NEXT MEETING**

- 1. IZ Evaluation Study.*
- 2. Non-profit Property Tax Exemption.*
- 3. Mary K Baum, Madison Urban Ministries presentation.*

**11. ADJOURNMENT**

*The meeting was adjourned at 6:07 p.m. upon motion by Sparer, second by Brink.*