



City of Madison

Meeting Minutes - Final

HOUSING COMMITTEE

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

Wednesday, December 6, 2006

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

1. CALL TO ORDER

The meeting was called to order by Chair Hirsch at 5:09 p.m.

Hirsch reminded the members to file their Statement of Interest forms with the City Clerk. The deadline is around January 3, 2007.

Hirsch noted there is a vacancy on the Housing Committee due to the resignation of Florence Zmudzinski due to health reasons. If anyone has suggestions to fill this vacancy, let him know.

The Madison Area Community Land Trust will have a meeting on Tuesday, December 12 at 6:00 p.m. at the Immanuel Lutheran Church on Spaight Street. Hickory Hurie will be the special guest and will talk on the future of affordable housing in Madison and what role the Land Trust could play.

2. ROLL CALL

Present: Howard Mandeville, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Richard B. Arnesen, Jr., Rose M. LeTourneau, Detria D. Hassel, Julia S. Kerr and David R. Sparer

Absent: Michael E. Verveer, Philip P. Ejercito and Austin W. King

Excused: Judith M. Wilcox and Curtis V. Brink

3. APPROVAL OF MINUTES

Merrill moved approval, second by Villacrez with unanimous approval.

4. PUBLIC COMMENT

No appearances.

5. COMMON COUNCIL ACTION - Verveer/King

Verveer and King were not in attendance at this time.

6. NEW BUSINESS ITEMS

Amending Section 32.07(5)(d) of the Madison General Ordinances to clarify that tenant check-out forms shall specify the amount of rent credit due and an explanation by the landlord for any portion of the rent credit deemed not due.

Sparer suggested this be put off until King was in attendance. If he doesn't attend, he would like this referred to the next Housing Committee meeting. The Landlord & Tenant Issues Subcommittee has already taken up this proposal and they thought it should be

completely different than what the sponsor suggested. Sparer moved to refer this to the January Housing Committee meeting, second by LeTourneau with unanimous approval.

Authorizing the Mayor and the City Clerk to sign an agreement with Thomas Boykoff, his contract for professional services as Rent Abatement Hearing Examiner for the Building Inspection Unit of the Department of Planning and Development.

Hirsch noted the text is the same as last year, there is no increase in rates, and only the dates have been changed.

A motion was made by Sparer, seconded by Hassel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Absent: Verveer, Ejercito and King

Excused: Wilcox and Brink

Aye: Mandeville, Merrill, Villacrez, Arnesen, Jr., LeTourneau, Hassel, Kerr and Sparer

Non Voting: Hirsch

Authorizing the Mayor and the City Clerk to sign an agreement with Thomas M. LaFleur, his contract for professional services as Alternate Rent Abatement Hearing Examiner for the Building Inspection Unit of the Department of Planning and Development.

Hirsch noted the text is the same as last year, there is no increase in rates, and only the dates have been changed.

A motion was made by Sparer, seconded by Hassel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Absent: Verveer, Ejercito and King

Excused: Wilcox and Brink

Aye: Mandeville, Merrill, Villacrez, Arnesen, Jr., LeTourneau, Hassel, Kerr and Sparer

Non Voting: Hirsch

Amending Section 3.23(4)(a) of the Madison General Ordinances to prohibit discrimination in housing based on the tenant's source of income being from rental assistance under the federal Section 8 Housing Program.

Sparer recommendation adoption, second by Hassel. Brist noted this is the exact same language as adopted by Dane County. He has been told there was a similar ordinance in Cook County in Illinois and there was a federal litigation that has put the City of Chicago in the position of being required to adopt a hardship provision so landlords could opt out. Dane County is currently looking at doing that for their ordinance. There is a meeting next Wednesday regarding this. There isn't anything in this proposal to do that. The County's ordinance is in effect and they are contemplating on modifying it. Sparer stated there is a reason for the City to adopt this separate from the County as the County's ordinance doesn't have any private right of action.

Sparer moved that action on this ordinance be deferred until the January Housing Committee meeting to find out what the hardship opt out provision is because we may want to put this in our ordinance. Villacrez seconded with unanimous approval.

7. OLD BUSINESS

TIF Policy Update - Status Report Hirsch noted the TIF Committee was formed by the Common Council. The committee has not yet met so there isn't anything to report as this time.

8. PRESENTATIONS

Tom Landgraf appeared. Hirsch noted he is the financial consultant for the Allied Drive redevelopment, founding president of Hartman Properties Inc., the real estate investment arm of WPL (now Alliant Energy) which invested in almost 100 Section 42 tax credit developments. He is now operating Dimension Development which is a financial consulting firm and he has been working with public entities/public housing authorities on utilizing Section 42 tax credit. Landgraf gave a detailed presentation on housing finance.

9. REPORT OF SUBCOMMITTEES

Landlord & Tenant Issues Subcommittee - Sparer noted the check-in/check-out procedure before us was discussed. The end result was the subcommittee thought it made more sense to put the provision into the requirement about mailing the security deposit and any deductions back to the tenant rather than having it be on the check-out form since it was unclear whether the amount to be in that area would be known at that time.

Affordable Housing Subcommittee - The subcommittee did not meet.

10. DISCUSSION OF FUTURE AGENDA ITEMS - SCHEDULE NEXT MEETING

Hirsch noted if there are any other presentations or subjects that committee members are interested in, please let him know for future agendas.

Roll call is being called at this time. Ejercito, King and Verveer came into the meeting during the presentation from Tom Landgraf.

Present: Michael E. Verveer, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Richard B. Arnesen, Jr., Rose M. LeTourneau, Detria D. Hassel, Julia S. Kerr, David R. Sparer and Austin W. King

Excused: Judith M. Wilcox and Curtis V. Brink

11. ADJOURNMENT

The meeting was adjourned at 6:40 p.m.