



# City of Madison

## Meeting Minutes - Amended

### HOUSING COMMITTEE

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

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Wednesday, July 5, 2006

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 by Chair Hirsch at 5:07 p.m.*

#### 2. ROLL CALL

**Present:** Florence Zmudzinski, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Julia S. Kerr, David R. Sparer and Austin W. King

**Absent:** Michael E. Verveer, Richard B. Arnesen, Jr., Rose M. LeTourneau and Detria D. Hassel

**Excused:** Howard Mandeville

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

#### 3. APPROVAL OF MINUTES

*Merrill moved approval of the minutes, second by Zmudzinski with unanimous approval.*

#### 4. PUBLIC COMMENT

*No appearances.*

#### 5. NEW BUSINESS ITEMS

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Amending Section 32.04(4)(d) of Madison General Ordinances to authorize abatement for required locks, deadbolt locks, intercoms and buzzers on certain exterior and interior doors of certain residential buildings.

**Sponsors:** Michael E. Verveer, Judy K. Olson and Austin W. King

*King noted that this ordinance does not alter the locks ordinance. It allows for the tenants to include in their rent abatement complaints the lack of an exterior lock as required by the ordinance. Wilcox asked what the compliance level is? Hank noted he had a telephone call from a reporter and he looked randomly at 100 properties in downtown Madison and found about 25% of them not secure. Hank stated that the Inspection Unit has received 47 complaints in the last 12 months about common area locks. Brist noted that abatement does not kick in until after an inspector finds a violation and an order is issued to correct. The property owner is given a certain amount of time to correct and if the violation is not corrected within the time given, this is when the current abatement ordinance applies.*

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

**Absent:** Verveer, Arnesen, Jr. and Hassel

**Excused:** Mandeville

**Aye:** Zmudzinski, Ejercito, Merrill, Wilcox, Kerr, Sparer and King

**No:** Villacrez and LeTourneau

**Abstain:** Brink

**Non Voting:** Hirsch

**Present:** Florence Zmudzinski, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau, Julia S. Kerr, David R. Sparer and Austin W. King

**Absent:** Michael E. Verveer, Richard B. Arnesen, Jr. and Detria D. Hassel

**Excused:** Howard Mandeville

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Creating Section 32.17 of the Madison General Ordinances to establish regulations for self-help repairs of leased premises by tenants as an alternative to rent abatement, and amending Section 32.04(2) of the Madison General Ordinances to establish a procedure for notice of eligibility to seek self-help repairs.

**Sponsors:** Austin W. King and Michael E. Verveer

*Rosemary Lee appeared in opposition. She is concerned about this ordinance as a tenant because not everyone has good building and mechanical skills. It would have to be extremely narrow in what a tenant could do on their own before they would have to call a contractor. Hank noted that a tenant would not be allowed to do licensed work in their apartment. King stated that tenants can't deduct from the rent hours that they perform in labor. Wilcox noted that the ordinance is very clear of who can perform the work.*

*Becky Anderson appeared in opposition. The logistics aren't there. Who is this going to monitor this? Who is going to make sure the tenant pays the contractors? Who is going to follow-up? She noted that she hadn't had a chance to read the ordinance. Sparer noted this will be going to the Landlord & Tenant Issues Subcommittee.*

*King moved referral to the Landlord & Tenant Issues Subcommittee for their July meeting, second by Brink with unanimous approval.*

#### **Refer to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE**

*Presentation on Student Rental Property Conversions - Percy Brown/Jeanne Hoffman*

*Hirsch noted that neither Percy Brown or Jeanne Hoffman were able to attend tonight's meeting due to scheduling conflicts. They would like this placed on the August agenda. Kerr introduced the subject. She noted that there is a timeline in the packet received by members. This is the workplan that Vilas, Greenbush, UW, Meriter, St. Mary's, WHEDA and City of Madison are working on for workforce housing. There is a difference between workforce housing and student rental conversion. Workforce housing is locating people close to their employment centers. The employees of UW, UW Hospital, St. Mary's and Meriter Hospitals will be surveyed in September and use this as a base for this study. This will find out what people's housing issues and needs are if they have any interest in living near their work. The results will be discussed and figure*

out what possible responses there could be. The student rental conversion issues is a separate issue. She has some MLS statistics for the first part of 2004-2005-2006. The amount of income properties listed that were sold on MLS has more than doubled, the percent sold has gone from 63% to 30% sold, and the prices are coming down. The average price sold for under 16 units for the metropolitan area has fallen from \$358,000 in 2004 to \$310,000 in 2006. Wilcox noted that it would be interesting to know what the price per unit is. Hirsch noted as materials develop, they will be brought before the Housing Committee.

## 6. OLD BUSINESS

*Consideration of revisions to the Inclusionary Zoning Ordinance.*

*Hirsch noted the copy of the memo from last month's consideration and a memo from Brian Munson are included in the packet. The Affordable Housing Subcommittee reviewed Brenda Konkel's language at its last meeting and made a motion to recommend language about the switching in single family residential developments (as part of the incentive package) to allow part of the 15% to be switched into multi-family or duplexes. This is also included in the packet.*

*Merrill moved to recommend to the Plan Commission the Affordable Housing Subcommittee report on inclusionary zoning, second by Brink. The vote was 9-0-1 (King). Hirsch did not vote.*

### **Recommend to the Plan Commission the Affordable Housing Subcommittee report on inclusionary zoning.**

**Present:** Florence Zmudzinski, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Rose M. LeTourneau, Julia S. Kerr, David R. Sparer and Austin W. King

**Absent:** Michael E. Verveer, Richard B. Arnesen, Jr., Curtis V. Brink and Detria D. Hassel

**Excused:** Howard Mandeville

*Brenda Konkel noted the gap analysis will have some language changes. The point system will be taken out and a gap analysis will be done on each project. This will see if the difference between the sales value of IZ and the market rate price is covered by the amount of incentives that are provided. There may be a committee set up that will continue to look at the ordinance that would consist of a couple members from the Plan Commission, Housing Committee and Common Council. The Plan Commission has recommended to get rid of the market period altogether. The City staff has added language that says if there is budgeted money the City can make that decision within 30 days for the option to purchase. Konkel noted there would be a new draft tomorrow morning. The draft will be forwarded to the Housing Committee. The equity model is going to be replaced with the Jed Sanborn model. This would allow 5% disregard for home improvements and then the percentage of sharing takes place. Hirsch noted that he saw the Mayor and he thanked the Housing Committee for its continuing work on the subject.*

## 7. REPORTS OF SUBCOMMITTEES

*Landlord & Tenant Issues Subcommittee - Ejercito noted that there wasn't a quorum for the June meeting. There will be a full agenda for the July meeting with check-in/check-out forms and self-help repairs ordinance.*

*Affordable Housing Subcommittee - Hirsch noted IZ was discussed. The discussion can be found under "Old Business".*

**8. DISCUSSION ON FUTURE AGENDA ITEMS/SCHEDULE NEXT MEETING**

*Presentation on Rental Property Conversions for Ownership- Percy Brown  
Architects Volunteer Project to Re-Vision Allied Drive - Hirsch*

**9. ADJOURNMENT**

*The meeting adjourned at 5:63 p.m. upon motion by King, second by Ejercito with  
unanimous decision.*