



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 11977**

**File ID:** 11977      **File Type:** Resolution      **Status:** Report of Officer

**Version:** 1      **Reference:**      **Controlling Body:** HOUSING COMMITTEE

**File Created Date :** 09/10/2008

**File Name:** Creating an Ad Hoc Housing Merger Planning Committee      **Final Action:**

**Title:** Creating an Ad Hoc Housing Merger Planning Committee.

**Notes:**

**CC Agenda Date:** 11/18/2008

**Sponsors:** David J. Cieslewicz

**Enactment Date:**

**Attachments:** Approved Amended Language for File 11977\_Housing Committee.pdf

**Enactment Number:**

**Author:** Ray Harmon 266-4611

**Hearing Date:**

**Entered by:** lolmsted@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	09/10/2008	Referred for Introduction				
	<b>Action Text:</b>		This Resolution was Referred for Introduction				
	<b>Notes:</b>		Housing Committee, Community Development Authority				
1	COMMON COUNCIL	09/16/2008	Referred	HOUSING COMMITTEE		10/15/2008	
	<b>Action Text:</b>		This Resolution was Referred to the HOUSING COMMITTEE				
	<b>Notes:</b>		Additional Referral(s): Community Development Authority				
1	HOUSING COMMITTEE	09/16/2008	Refer	COMMUNITY DEVELOPMENT AUTHORITY		10/16/2008	
	<b>Action Text:</b>		This Resolution was Refer to the COMMUNITY DEVELOPMENT AUTHORITY				
	<b>Notes:</b>						
1	CDA HOUSING OPERATIONS SUBCOMMITTEE	10/15/2008					
1	HOUSING COMMITTEE	10/15/2008	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATION S - REPORT OF OFFICER				Pass

**Action Text:** Ray Harmon present at meeting to discuss Creating an Ad Hoc Housing Merger Planning Committee.

In the Mayor's State of the City speech this year, he mentioned that we should explore the possibility of merging the Dane County Housing Authority with the City Housing Operations. His vision is to have increased economically and culturally diverse schools in neighborhoods throughout Dane County. This Resolution creates the Committee, an 11 member body, which will soon be amended to 13 member body, to explore the options. A couple of things the Mayor would like to see the Committee do is to develop a regional housing strategy, as well as to define what a merger would be. We have some information from the City Attorney's Office that under current Codes of State Law, there is no provision for a merger. As such, part of the responsibility of the Committee we hope will be to look at some of the short term things that can be achieved through efficiencies like the combining of the Section 8 waiting lists and some other things as well. Harmon urges that the Housing Committee move to approve.

Sparer asked for clarification as to if it was merging the County and the City. Harmon said it is the Dane County Housing Authority with the CDA Housing Operations. Sparer then asked if it is completely merging them so that it can be one entity. Wilcox said the City Attorney said it is not a possible alternative under the current laws. Harmon said there is no provision in the State Statutes to allow the Housing Authorities to merge.

Porterfield said you could dissolve one, which Wilcox and Harmon said would have to happen. Harmon then said that is getting way out ahead of it. The word merger was used just as a frame of reference. It was not a word that was a legal term. Wilcox said it was a misnomer, to which Harmon agreed. Harmon then said it is looking at the coordination of services.

Porterfield then asked if it was focused on public housing and Section 8 numbers, or does the CDA have other lists. Harmon said that right now it is very broad. Looking at it more specifically will be the responsibility of the Committee.

Hirsch asked what the membership for the Committee would be. Harmon said 11 members, which will be amended to 13. The County Executives' Office has given a list of 6 names and the Mayor has a list of 6 names for the Committee. A member still needs to be added.

Sparer then asked if it was a joint Committee with County and City people, to which Harmon said yes. Sparer then asked if other areas have a Housing Authority, such as Monona. Harmon said other municipalities do have Housing Authorities, but he is not sure of which ones. Wilcox said that Monona does not have a functioning Housing Authority. Dane County has a number of properties in Monona that they manage. DeForest and Stoughton have Housing Authorities. Sun Prairie has a Community Development Authority. Wilcox is unsure of what Fitchburg has. Middleton had a Housing Authority and the Dane County Housing Authority has assumed that Housing Authority and it is now operating as the Middleton Housing Authority as well as Dane County Housing Authority. The Dane County Housing Authority has cooperative agreements with the Cities of Stoughton, Sun Prairie and Madison.

Harmon said the Committee will consist of two co-chairs, Judy Wilcox and Ald. Tim Bruer. That was part of the agreement with the County Executive, that there be two. The Mayor and the County Executive each get to appoint one.

A motion was made by Sparer, seconded by Judge, to recommend the Council adopt Resolution 11977.

A motion was made by Wilcox, seconded by Sparer, to amend Resolution 11977 as per the attached sheet with changes indicated (file uploaded as an attachment in Legistar File 11977 - Approved Amended Language for File 11977\_Housing Committee.pdf). The motion passed by voice vote/other with Chair Hirsch abstaining.

Wilcox changed some of the language regarding low-income housing to affordable housing. She also changed the language regarding "pockets of poverty" to "concentration of low income

households” which is something we would like to avoid if possible. She changed moving toward an expanded regional housing service by combining the housing operations. There should be 13 members including the names of 6 recommendations from the County Executive and members appointed by the Mayor and confirmed by the Common Council, and that 2 members shall be designated as co-chairs. Wilcox did not change any language regarding what the Mayor would like to see the Committee do. It would be a time-limited Committee and there would be an expectation that recommendations be made and available to the public by December 31, 2009. It is not a significant change.

A motion was made by Wilcox, seconded by Sparer, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER (see attachment in Legistar File 11977 - Approved Amended Language for File 11977\_Housing Committee.pdf). The motion passed by the following vote:

**Notes:** A motion was made by Wilcox, seconded by Sparer, to amend Resolution 11977 as per the attached sheet with changes indicated (file uploaded as an attachment in Legistar File 11977 - Approved Amended Language for File 11977\_Housing Committee.pdf). The motion passed by voice vote/other with Chair Hirsch abstaining.

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Excused: 2 Detria D. Hassel and Philip P. Ejercito

Ayes: 12 Greg L. Rosenberg; Tobi L. LeMahieu; Alicia Bosben Gebhardt; Brenda K. Konkel; Susan K. Day; Brian A. Munson; Victor E. Villacrez; Judith M. Wilcox; Curtis V. Brink; David C. Porterfield; David R. Sparer and Eli Judge

Abstentions: 1 Thomas E. Hirsch

1	COMMUNITY DEVELOPMENT AUTHORITY	10/16/2008	Return to Lead with the Following Recommendation(s)	HOUSING COMMITTEE	10/15/2008	Pass
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**Action Text:** Levitan had referred the merger report to the Housing Operations Subcommittee, but the Subcommittee was unable to meet, due to the lack of a quorum. Levitan suggested that the size of the Merger Committee be expanded from 11 to 13, with one of whom will be a member of the Housing Operations Subcommittee. He indicated that he had run the idea by the Mayor and the Mayor concurred. Bruer's position was that the representative be a CDA Board member instead, and noted that he had requested O'Driscoll to serve in that capacity. O'Driscoll stated that he would be interested in representing the CDA on the Merger Committee if the CDA so desired.

A motion was made by Bruer, seconded by Kerr to Return to the HOUSING COMMITTEE with the Following Recommendation: The size of the Merger Committee be expanded from 11 to 13 members, at least one of whom shall be a CDA Board member. The motion passed by the following vote:

Excused: 1 - Shimanski

Ayes: 5 - O'Driscoll, Bruer, Kerr, Thompson-Frater and Fike

Nos: 1 - Levitan

A motion was made by Thompson-Frater, seconded by Bruer, to Return to Lead with the Following Recommendation to the HOUSING COMMITTEE: O'Driscoll be named the CDA representative to serve on the Merger Committee. The motion passed by voice vote.

**Notes:** Levitan had referred the merger report to the Housing Operations Subcommittee, but the Subcommittee was unable to meet, due to the lack of a quorum. Levitan suggested that the size of the Merger Committee be expanded from 11 to 13, with one of whom will be a member of the Housing Operations Subcommittee. He indicated that he had run the idea by the Mayor and the Mayor concurred. Bruer's position was that the representative be a CDA Board member instead, and noted that he had requested O'Driscoll to serve in that

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Excused: 1 Gregg T. Shimanski

Ayes: 6 Tim Bruer; Kevin M. O'Driscoll; Alice J. Fike; Kelly A. Thompson-Frater;  
Julia S. Kerr and Stuart Levitan

1 COMMON COUNCIL 11/18/2008

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### Text of Legislative File 11977

#### Fiscal Note

No appropriation is required to create this ad hoc committee. A future merger or coordination of housing operations will have fiscal implications for the City.

#### Title

Creating an Ad Hoc Housing Merger Planning Committee.

#### Body

WHEREAS, the City of Madison has culturally and economically diverse schools, communities and neighborhoods; and

WHEREAS, the City of Madison Housing Operations and the Dane County Housing Authority each provide similar and identical operations, so that it may be possible to combine many functions to alleviate duplication and achieve operational cost efficiencies; and

WHEREAS, a regional strategy will seek to provide all communities within Dane County with low-income housing opportunities and alleviate pockets of poverty which has had a negative impact on individual school's academic performances, and low-income housing is the responsibility of the entire region; and

WHEREAS, the Mayor, County Executive and the Chair of the Dane County Housing Authority call for moving toward providing an ever more regional housing service by combining housing operations;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Common Council hereby create an Ad Hoc Housing Merger Planning Committee charged with developing a regional housing strategy by expanding the availability of affordable housing throughout Dane County; and

BE IT FURTHER RESOLVED, that the committee shall consist of 11 members, including the names of five recommendations from the County Executive. Members shall be appointed by the Mayor and confirmed by the Common Council. Two members shall be designated as co-chairs.

BE IT FURTHER RESOLVED, that the committee is asked to address the following topics:

\* Define purpose of a merger or coordinated operations;

- \* Develop regional housing strategy;
- \* Establish a process and timeline to merge operations or coordinate operations;
- \* Identify short-term and long-term goals for combined City and County housing operations;

BE FINALLY RESOLVED, that the committee will target completion of its report, including recommendations to the Common Council and the Mayor's Office, by December 31, 2009.