



# City of Madison

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

## Meeting Minutes - Approved HOUSING COMMITTEE

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Wednesday, July 1, 2009

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Staff Present:** George Hank and Meg Zopelis

**Present:** 9 -

Susan K. Day; Greg L. Rosenberg; Keith G. Broadnax; Tobi L. LeMahieu;  
Judith M. Wilcox; Curtis V. Brink; Detria D. Hassel; David R. Sparer and  
Michael Schumacher

**Absent:** 2 -

Bridget R. Maniaci and Philip P. Ejercito

**Excused:** 4 -

Brian A. Munson; Victor E. Villacrez; Alicia Bosben Gebhardt and David C.  
Porterfield

### APPROVAL OF MINUTES

A motion was made by Wilcox, seconded by Schumacher, to Approve the  
Minutes of June 3, 2009. The motion passed by voice vote/other.

### PUBLIC COMMENT

None

### REPORTS

1. [08595](#) Landlord & Tenant Issues Subcommittee

The June meeting was cancelled due to lack of quorum.

2. [08596](#) Affordable Housing Subcommittee

The June meeting was cancelled due to lack of quorum.

3. [11431](#) Common Council Update

Schumacher said there were no big items. The property tax exemption passed in the State Budget.

4. [14081](#) Property Tax Exemption Subcommittee

The Subcommittee did not meet since the last Housing Committee meeting. The State Budget passed with the language in there, but it did not include the tweaks. This solves the tax exemption issue for 95% of the housing. Schumacher said it would be worthwhile to meet soon.

#### ROLL CALL

**Present:** 10 -

Bridget R. Maniaci; Susan K. Day; Greg L. Rosenberg; Keith G. Broadnax; Tobi L. LeMahieu; Judith M. Wilcox; Curtis V. Brink; Detria D. Hassel; David R. Sparer and Michael Schumacher

**Absent:** 1 -

Philip P. Ejercito

**Excused:** 4 -

Brian A. Munson; Victor E. Villacrez; Alicia Bosben Gebhardt and David C. Porterfield

#### DISCUSSION ITEMS

5. [10219](#) Affordable Housing Trust Fund Discussion Topics

**Attachments:** [Affordable Housing Trust Fund Discussion Topics.pdf](#)  
[AHTF2ndSUB2.pdf](#)  
[Greg Rosenberg E-mail 7-24-09.pdf](#)  
[AHTF Version 4.pdf](#)  
[2009FMRchangedollars.pdf](#)  
[Three scenarios.pdf](#)  
[Ordinance Changes Provided by CDBG Office.pdf](#)

Sparer said there is the idea of amending the Affordable Housing Trust Fund uses so that we can have the fund be used in a short term way. Sparer provided the draft by Anne Zellhoefer, sponsored by Brenda Konkel. There is one potential applicant at this time that needs the money sooner than later.

A motion was made by Wilcox, seconded by Hassel, to refer to the Common Council to adopt the changes to the Affordable Housing Trust Fund which are indicated in the draft by Anne Zellhoefer.

Schumacher is willing to sponsor this item, but thinks it should go to the Subcommittee for discussion.

Broadnax asked if there is a minimum loan term or minimum interest rate. Day does not know if you want to limit those types of terms in this fund. You

should leave it to the administrators. Wilcox said they should be able to negotiate with the applicant.

Eileen Mershart of YWCA was present to discuss possible changes to the Affordable Housing Trust Fund. Third Sector has spoken about this and the YWCA is highly motivated and has support from Third Sector. They asked Tim Radelet to look at Brenda Konkel's recommendations to the Affordable Housing Trust Fund. Radelet's language will broaden the scope. (See language provided by Tim Radelet) Ms. Mershart referenced uses of rehab, preservation and land banking.

Maniaci arrived at 5:17 PM.

Rosenberg spoke with Eileen Mershart about this and Rosenberg cannot say what works at this point. He is focused on what would be helpful as a borrower. How can the City get a good return on its investments? Land banking – this is a fantastic time to buy. Think about zooming out and looking at where the needs are for affordable housing preservation.

Schumacher supports this but wants a lengthy discussion first. There is no sponsor at this point. He wants to be able to speak eloquently about this and needs more information about this. Maniaci agreed with Schumacher and wants more information.

Day said the Subcommittee took a long hard look at the Ordinances that stand and their intent was to expand the uses of the Affordable Housing Trust Fund, and not limit the uses. Additionally, they changed it from 25% being able to use for programs to 50% for programs. The remaining 50% stays in reserve. This would allow growth to the Fund.

Brink agrees with Day's comments. If we zoom in on YWCA issue, then we can work into other issues. Land banking scares Brink. YWCA could be a test case. Day does not think that would work.

Day said that CDBG administers the Affordable Housing Trust Fund and does all the work. The intent of this is to allow those activities begin.

Schumacher said there is not enough information to refer this for introduction. This is really a timing issue. He wants to make sure he can speak to this. Maniaci asked if this can this gain a sponsor on the floor of the Council. Schumacher said this is not a good way to go, not having a sponsor bring it forward. A better process would be to meet at the Affordable Housing Subcommittee, bring it back to the Housing Committee, and then send it to Council.

Hassel asked Schumacher and Maniaci if they know anything from the Mayor on what he wants to do with the funds. Schumacher said there has always been discussion about the Trust Fund and there are many different opinions on this. He does not know what the Mayor has in mind.

Wilcox withdrew her initial motion to refer this item to Council.

A motion was made by Wilcox, seconded by Rosenberg, to refer this

discussion to the Affordable Housing Subcommittee, with the language provided by Radelet. A request was made that Ald. Schumacher and Ald. Maniaci attend that meeting. The motion passed by voice vote/other.

Rosenberg asked if it would be useful to look at pot of money from IZ. Can this be used in the Affordable Housing Trust Fund?

## UNFINISHED BUSINESS

6. [08594](#) 2009 Goals Discussion

Attachments: [Goals Discussion](#)  
[2009 Work Plan Items.pdf](#)

Rosenberg has been talking to members of CPD and EOC about accessible housing issues, and also to the Chair of the CDA (Shimanski). We can work together on accessible housing and there should be internal goals for the City and CDA to meet. Convening a joint subcommittee of Housing, CPD, EOC, CDA to focus in on accessible housing issues. Rosenberg said this is not just specific to people with disabilities, but more a concept of housing for the life span. Rosenberg wants this on next Agenda. Wilcox thinks this is a valid discussion.

Schumacher has an organizational development background. He thinks the Committee needs to identify what is currently going on in housing policy, find out what is available, articulate goals, and identify key people who have a piece of action in this.

Hassel asked the following questions:

1. Why aren't more minorities being able to get on home-buyer programs (any programs)?
2. How is the City doing outreach for the programs?
3. Are the loan denial rates based on race?
4. People are not getting a clear understanding of what they need to do.

Rosenberg said there are different issues here. Just because everyone did all the steps, they didn't get the loan. Loan denial rates based on race? People not getting a clear understanding of what they need to do. Put on next Agenda – Percy Brown.

Brink thought the Affordable Housing Subcommittee could work on that.

Day said there is no money to support programs to educate people on how to overcome obstacles. There is a need for more home buyer education.

Wilcox said the Dane County Housing Authority has a good program. Day said learning about programs and how to qualify is a discovery process.

Hassel left at 6:08 PM

ROLL CALL

- Present:** 9 -  
Bridget R. Maniaci; Susan K. Day; Greg L. Rosenberg; Keith G. Broadnax;  
Tobi L. LeMahieu; Judith M. Wilcox; Curtis V. Brink; David R. Sparer and  
Michael Schumacher
- Absent:** 1 -  
Philip P. Ejercito
- Excused:** 5 -  
Brian A. Munson; Victor E. Villacrez; Alicia Bosben Gebhardt; Detria D.  
Hassel and David C. Porterfield

## ADJOURNMENT

A motion was made by Schumacher, seconded by Brink, to Adjourn. The motion passed by voice vote/other.