



# City of Madison

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

## Meeting Minutes - Approved HOUSING COMMITTEE

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Wednesday, April 7, 2010

5:00 PM

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

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### CALL TO ORDER / ROLL CALL

**Staff Present: George Hank, Adriana Peguero & Meg Zopelis**

**Present:** 8 -

Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Brian A. Munson;  
Victor E. Villacrez; Curtis V. Brink; David C. Porterfield and David R.  
Sparer

**Excused:** 4 -

Keith G. Broadnax; Judith M. Wilcox; Detria D. Hassel and Michael  
Schumacher

### APPROVAL OF MINUTES

A motion was made by Sparer, seconded by Ejercito, to Approve the Minutes of March 3, 2010. The motion passed by voice vote/other.

### PUBLIC COMMENT

None

### REPORTS

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

Sparer reported the Landlord & Tenant Issues Subcommittee took action on Legislative File 16662. Legislative File 15867 was deferred to the next meeting.

2. [08596](#) Housing Affordability Subcommittee

Brink reported that the Affordable Housing Trust Fund was still with the CDBG Committee. Porterfield thinks they are going to recommend some changes and it will be on next month's agenda.

3. [11431](#) Common Council Update

Maniaci did not have any new items to report.

4. [15888](#) Housing Diversity Planning Ad Hoc Committee

Munson said the committee is focusing on some recommendations and they hope to have a report out soon.

#### NEW BUSINESS

5. [16662](#) 3RD SUBSTITUTE Amending Sections 32.12(8) and 32.12(9) of the Madison General Ordinances to modify the regulations for showing and re-renting rental premises.

**Attachments:** [Version 1](#)  
[Reg Form LT 12-17-09.pdf](#)  
[Reg Form Handouts LT 1-21-10.pdf](#)  
[LandlordTenantRegForms](#)  
[Version 2](#)  
[Version 3](#)

Madison Oie registered in support  
Alexandra Peraud registered in support  
Sam Polstein registered in support  
Mudit Kackar registered in support  
Jim Stopple registered in opposition  
Rachel Govin registered in opposition

A motion was made by Ejercito, seconded by Sparer to recommend approval of Version 3 of Legislative File 16662, provided by Ald. Maniaci, to the Common Council.

Sparer proposed a friendly amendment and Ejercito accepted.

Page 4, under 2 (9), add "(which must include all the tenants on the lease, if more than one)" so it reads: A landlord shall rent to the current tenant (which must include all the tenants on the lease), if more than one of the tenant submits a rental application by the re-leasing deadline, regardless of earlier applications by others, unless the landlord has a reasonable basis to decline the renewal based on one or more of the follow reasons.

Page 4, under 2 (9), (f) The current tenants no longer satisfy the rental qualifications due to changes in the tenants' financial resources.

Page 4, under 2 (9), (g) Other good cause.

A motion was made by Sparer, seconded by Munson, to Refer Legislative File 16662 to the HOUSING COMMITTEE meeting of May 5, 2010, with the recommended changes to the language by Sparer, accepted by Ejercito:

Page 4, under 2 (9), add "(which must include all the tenants on the lease, if

more than one)" so it reads: A landlord shall rent to the current tenant (which must include all the tenants on the lease), if more than one of the tenant submits a rental application by the re-leasing deadline, regardless of earlier applications by others, unless the landlord has a reasonable basis to decline the renewal based on one or more of the follow reasons.

Page 4, under 2 (9), (f) The current tenants no longer satisfy the rental qualifications due to changes in the tenants' financial resources.

Page 4, under 2 (9), (g) Other good cause.

The motion passed by voice vote/other.

#### INFORMATIONAL ITEMS - NO ACTION NECESSARY

6. [17890](#) Communication Sent to Plan Commission by Dave Porterfield  
  
*Attachments:* [Porterfield Memo to Plan Commission.pdf](#)
  
7. [17891](#) Policy Paper from Wisconsin Department of Revenue - March 2010 Property Assessment Reform  
  
*Attachments:* [Property Assessment Reform.pdf](#)

#### ADJOURNMENT

A motion was made by Porterfield, seconded by Maniaci, to Adjourn at 6:55 PM. The motion passed by voice vote/other.