



# City of Madison

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

## Meeting Minutes - Approved HOUSING COMMITTEE

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Wednesday, August 6, 2008

5:00 PM

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

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### CALL TO ORDER / ROLL CALL

Chair Hirsch called the meeting to order at 5:14 PM.  
Staff Present: George Hank and Meg Zopelis

Chair Hirsch welcomed new Committee Member Alicia Bosben-Gebhardt. Bosben-Gebhardt is on the Apartment Association Board of Directors and just started her second term. Prior to that, she was on the Legislative Committee for the Apartment Association. She has been in property management for about 14 years and manages about 150 units on Madison's North side. She also has a real estate broker's license and sells real estate.

Chair Hirsch also announced new Committee Member, Greg Rosenberg of Madison Area Community Land Trust. Rosenberg was unable to attend the meeting due to prior commitments.

**Present:** 10 -

Alicia Bosben Gebhardt; Detria D. Hassel; Susan K. Day; Thomas E. Hirsch; Brian A. Munson; Victor E. Villacrez; Tobi L. Rutten; Judith M. Wilcox; Curtis V. Brink and Eli Judge

**Absent:** 1 -

Philip P. Ejercito

**Excused:** 4 -

Greg L. Rosenberg; Brenda K. Konkel; David C. Porterfield and David R. Sparer

### APPROVAL OF MINUTES

A motion was made by Brink, seconded by Rutten, to Approve the Minutes of May 7, 2008. The motion passed by voice vote/other.

**PUBLIC COMMENT**

Phil Salkin, Government Affairs Director of the Realtors Association of South Central Wisconsin is at the meeting to make a special presentation to the Housing Committee.

[11761](#)

Registration Statement - Phil Salkin, Realtors Association of South Central Wisconsin

**Attachments:** [Registration Statement - Phil Salkin 8-6-08.pdf](#)

**REPORTS**

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

There was no report for the Landlord & Tenant Issues Subcommittee due to cancelled meetings.

2. [08596](#) Affordable Housing Subcommittee

Hirsch indicated that there was further conversation/deliberations regarding the Affordable Housing Trust Fund. The Subcommittee is at the point where the City Attorney's Office has started drafting and asking questions about the things that the Subcommittee asked for. At the August meeting, the Subcommittee hopes to look at language and then have it at the full Housing Committee in September as an action item. In general, the Subcommittee is trying to make the fund completely available now and to expand the uses of the funds to assist developers, as a bridge loan. The Subcommittee also wants it used for buyers on the purchase side, not only on the production side for developers. There will also be administrative clean up and things to make the Fund start to work, and the administration of the Fund. At this point, they would like it to stay with the CDBG Commission for consistency with the City's other housing programs.

3. [11431](#) Common Council Update - Judge/Konkel

Ald. Judge did not have anything to report.

**DISCUSSION ITEMS**

4. [10691](#) Inclusionary Zoning Ordinance Evaluation Study prepared by the Department of Planning & Community & Economic Development

**Attachments:** [IZ Report 4/14/08](#)

The Inclusionary Zoning Ordinance Report from the IZ Policies Study Committee did not get reported out last month. They are going to meet again next Monday at 4:00 PM to get a report to come out of the Committee. Villacrez asked what the hold up is. Hirsch said they could not come to enough agreement amongst the disparate groups that are represented. Hirsch thought they had several meetings in which they were editing the report and it seemed like it was going to get out, but then people started bringing in some other issues at the last minute or saying they were dissatisfied with things that had not been voiced strongly before. What agreement there was just fell apart. It remains to be seen if it can be pulled back together again in one meeting. There are some very strong-opinioned individuals on the Committee. There has been good discussion and this Committee has produced some very thoughtful work. The report was not going to give a single set of coordinated fixes to the Ordinance. The Committee could not get enough there, but they were willing to report out 51 issues that had been worked on and talked about.

Munson is on the Committee too. Munson indicated that Brink should speak on this. Brink paraphrased the issue and said it became a 5-5 tie. There are two issues: One is this report, which is what has happened to IZ in the last year. The other is the charge of recommendations to IZ. On the table is Sunset. The issue becomes very critical when a document comes out from the Committee to the City that names are put on. Brink said they tried to vote on this up and down because nobody agreed with the Committee that it should go to Sunset. That is where the votes came out. It was a very balanced Committee of 5 – 5. The Committee had to push it to get a final report out in time because of Sunset, and that is why it came down that way. A lot of work was put into this.

Munson said he would echo what Hirsch and Brink said. The challenge of the Committee has been that it is a very balanced Committee and there are strong opinions on both sides. Munson's concern as to why he voted against adopting the report as it was drafted was how the wording was put in there and where it was going to go. The concern Munson had is that the Committee spent two years working on and discussing Inclusionary Zoning, the last year almost every week. There has been a significant amount of work and there have been some advances on addressing some of the issues, but there has not been a clear consensus between any of the groups. There have been votes for and against topics and ideas, but Munson is hesitant to say that there is even a consensus on some of those because of the process the Committee went through in getting the agreement. Munson's concern with the language as it was stated within the report is that it could be construed inaccurately. The language needs to be adjusted to say that the Committee did not reach an agreement. The Committee worked on a lot of ideas, some for and some against, but the challenge has been really focused on that the Committee has run out of time.

Villacrez asked if the Housing Committee would be working on this issue. Hirsch said that when the report comes out that the Housing Committee will work on it.

Hassel asked Brink what has had more success, for example, renters versus homeowners. Brink said there is nothing in IZ for renters. The most important thing the Committee is trying to deal with is how to stabilize the school system within each District. This deals with more infield housing. Brink does not think that Inclusionary Zoning is written in a way to do that right now.

5. [08981](#) LRB 3790/1 - Property Tax Exemption for Low-Income Housing

Attachments: [LRB 3790/1 Property Tax Exemption for Low-Income Housing Update on Prop Tax Exemption for Low Income Housing.pdf](#)

Informational only - no comment on this.

### PHIL SALKIN PRESENTATION - REALTORS ASSOCIATION OF SOUTH CENTRAL WISCONSIN

Hirsch indicated that Phil Salkin was present and asked if the Committee would allow his presentation to be moved up on the Agenda. Everyone agreed to this.

Phil Salkin is the Government Affairs Director for the Realtors Association of South Central Wisconsin. Mr. Salkin sat through many meetings on Inclusionary Zoning and has been a longtime Housing Committee watcher.

Mr. Salkin indicated that his presentation is not about Inclusionary Zoning. Mr. Salkin showed a PowerPoint presentation and read from each slide. Chair Hirsch thanked Mr. Salkin and asked that he e-mail the presentation to Zopelis. The PowerPoint presentation is attached.

After the presentation, Hirsch thought out loud about the issue of Discontinuous Condo Associations. Hirsch lives in a small condominium association, with 13 units, and the units were built in 1985. They are in reasonable shape but they are aging. Hirsch said they have had a devil of a time finding property management services because they are so small. Ultimately, they found someone who was willing to take them on. They have benefited from the fact that the management company manages a number of much larger associations. At the same time, thinking about discontinuous, would Hirsch want to dilute his ownership interests to somebody else, no matter what their income level is. If the condo association joined in with other associations, buying or purchasing a co-op or coordinated effort, that would be different than actually joining a condominium association in which he is no longer just 1 of 13. Now it might be more like 1,300 and Hirsch could not imagine some of the decision-making that may come from that.

Salkin said that Hirsch put his finger on it, saying management was one of the issues. How do you have management of a 4-unit condo? There is certainly a trade-off but Salkin does not think that they are really contemplating condo associations of that size because there usually are not that many units. They are talking about a condo association of 4 units versus 32 units. 32 units may be sufficient to be economically viable. 4 units would not be viable, unless you have people with the understanding that they are going to take that risk of being a small association.

Brink then spoke to things that were specific to phase because then each building or phase would have a different maintenance reserve.

Bosben-Gebhardt thought the ones who might have more problems are the

ones who do not have escrow accounts for problems. An example of this is when there is just a 4-unit building and the roof goes bad, and nobody has money to fix it.

Day brought up the issue of financing these homes, simply because down payment requirements for condominiums, particularly conversions, have been increased and tightened up significantly. The conditions by which fixed-rate financing for conversions are being offered have also being tightened up.

[11763](#)

A Plan for Affordable Housing in Madison

**Attachments:** [A Plan for Affordable Housing in Madison Phil Salkin PPT.pdf](#)

6. [10714](#)

Housing Committee Annual Report

- 1. Purpose
- 2. Contents
- 3. Format
- 4. Timing

**This item was not addressed as quorum was lost.**

**UNFINISHED BUSINESS**

7. [11433](#)

Report on City Building Permits - George Hank

**Attachments:** [BI Permit Report](#)

**This item was not addressed as quorum was lost.**

8. [08594](#)

2009 Goals Discussion

**Attachments:** [Goals Discussion](#)

**This item was not addressed as quorum was lost.**

**ROLL CALL**

- Present:** 8 -  
 Alicia Bosben Gebhardt; Susan K. Day; Thomas E. Hirsch; Brian A. Munson; Victor E. Villacrez; Tobi L. Rutten; Curtis V. Brink and Eli Judge
- Absent:** 1 -  
 Philip P. Ejercito
- Excused:** 6 -  
 Greg L. Rosenberg; Detria D. Hassel; Brenda K. Konkel; Judith M. Wilcox; David C. Porterfield and David R. Sparer

**ADJOURNMENT**

**Wilcox left at 6:03 PM and Hassel left at 6:05 PM. Quorum was lost at this point and meeting adjourned.**