



# City of Madison

## Meeting Minutes - Amended

### HOUSING COMMITTEE

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

---

Wednesday, January 3, 2007

5:00 PM

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

---

#### 1. CALL TO ORDER

*The meeting was called to order at 5:08 p.m. by Chair Hirsch. Hirsch noted that as of December 20 some of the members had not filed their Statement of Interest.*

#### 2. ROLL CALL

**Present:** Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, David R. Sparer and Austin W. King

**Absent:** Michael E. Verveer, Detria D. Hassel and Julia S. Kerr

**Excused:** Richard B. Arnesen, Jr., Curtis V. Brink and Rose M. LeTourneau

#### 3. APPROVAL OF MINUTES

*King moved approval of the minutes of December 6, 2006, second by Sparer with unanimous approval.*

#### 4. PUBLIC COMMENT

*No appearances.*

#### 5. COMMON COUNCIL ACTION - Verveer/King

*King noted the Common Council met last night and approved the Hilldale Project. The Common Council adopted authorizing the Inclusionary Zoning Study Group to make needed changes to the IZ ordinance. It also deleted all references to the rental portion of the ordinance.*

*Susan Day was recommended to the Common Council to fill the vacancy on the Housing Committee. Hirsch read a letter from Rich Arnesen to the Mayor resigning from the Housing Committee. If members have suggestions for a new member, let Hirsch know. Tom Landgraf was suggested as a new member.*

*Hirsch introduced Sarah Bownds from WHEDA. She administers the low income housing tax credit program. She is observing the committee and may have an interest to serve on the committee.*

*Hirsch would like members to let him know of any subjects they would like to discuss in 2007. He is having his annual meeting with Mayor Cieslewicz next Wednesday to discuss what was done in 2006 and what the committee would like to do in 2007.*

*Hank noted that the Self-Help brochure has been given to members to look over and give any comments to either Pat Kreitzman or himself. This will be discussed at the next Landlord & Tenant Issues Subcommittee on January 18.*

## 6. NEW BUSINESS ITEMS

### 04748

SUBSTITUTE - Amending Section 32.07(7) of the Madison General Ordinances to clarify that any statement sent to a tenant to explain the withholding of any portion of a security deposit shall specify the amount of rent credit due to the tenant.

*Recommend to the Common Council to adopt the substitute ordinance that was presented by the Landlord & Tenant Issues Subcommittee.*

A motion was made by Ejercito, seconded by King, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER** Brist noted the draft in the packet is not introduced. This is what the Landlord & Tenant Issues Subcommittee requested that he draft and this is in response to Ald. Konkel's proposal. Ejercito stated the Landlord & Tenant Issues Subcommittee understood the intent of the original ordinance but it seemed out of place in terms of where in the ordinances this change should be made. This is the result of that discussion and it seems to satisfy what Ald. Konkel was getting at and it is put in a more logical spot in Chapter 32. Merrill asked what is a rent credit? Sparer noted it is the interest on the security deposit and it can be applied to the rent or if it is not applied to the rent, it is settled up at the end of the tenancy. Sparer clarified that the original proposal involved putting the rent credit on the check-out form that the tenants would use during the check-out which was before the end of the tenancy and the landlord wouldn't know what the amount was. The substitute is when the landlord sends out the notice about the security deposit, whether it is returning it or making claims against it, one of the things that the landlord has to do is address the rent credit.

The motion passed by the following vote:

**Absent:** Verveer, Hassel and Kerr

**Excused:** Arnesen, Jr., Brink and LeTourneau

**Aye:** Mandeville, Ejercito, Merrill, Villacrez, Wilcox, Sparer and King

**Non Voting:** Hirsch

### 04842

Amending Section 3.23(4)(a) of the Madison General Ordinances to prohibit discrimination in housing based on the tenant's source of income being from rental assistance under the federal Section 8 Housing Program.

A motion was made by King, seconded by Ejercito, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER** Hirsch noted this was deferred from last month's meeting to find out what the hardship opt-out provision may be as a result of a Chicago case and whether Dane County would be changing their ordinance. King stated there is nothing on the table for amending the Dane County ordinance and they would be adopting some administrative process. King noted this is not a policy decision for the City of Madison but the policy decision was made by Dane County and the City ordinance is trumped over it as the County has power over fair housing. The motion passed by the following vote:

**Absent:** Verveer, Hassel and Kerr

**Excused:** Arnesen, Jr., Brink and LeTourneau

**Aye:** Mandeville, Ejercito, Merrill, Villacrez, Wilcox, Sparer and King

**Non Voting:** Hirsch

## 7. OLD BUSINESS

- *Status of Allied Drive Plans - Mark Olinger was not in attendance. Hirsch noted that presentations are continuing with City commissions. Fitchburg is planning on holding a presentation also with their Council. The hopes are that by May there would be a plan ready to go.*

- *Status of IZ Trust Fund & Affordable Housing Trust Fund - Hirsch stated there is a written report from Hickory Hurie noting the status. He summarized this with noting there were 5 projects approved, 2 of which were withdrawn and a couple that are going forward. The fund is not growing and the Common Council is unwilling to put money into it. King noted that in the 2007 budget there is \$300,000 guaranteed and \$200,000 potentially if there is money in the contingent reserve at the end of the year. Hirsch stated until the fund reaches \$10 million, most of the money is kept for the equity in the fund. Wilcox noted that a number of the projects have money both from the Trust Fund and Forward Community Investments. She wishes they would take a look as to how to coordinate the use of the funds from Forward Community Investments as well as from the Trust Funds and make all of our money go a little bit farther. She and Sally have proposed to the Mayor a while ago that they would be delighted to administer the Trust Fund just to do the mechanical portion of it. This has not been well received. Merrill asked how to move Wilcox's suggestion forward? Hirsch will put this on his list to talk to the Mayor about. A brief discussion was held on the consolidating of the application process. Merrill stated this should be put on our agenda for a future meeting. Hirsch noted that he and Susan Day had a conversation about this and she would like to introduce next month the notion of a standardized application for home ownership. This will be on the February agenda. Hirsch noted that nothing was received from Hickory Hurie about the IZ Trust Fund. This will also be on the February agenda.*

- *Progress on IZ Policy Oversight Committee - Hirsch stated the IZ Committee has gotten through some procedural issues and found their recommendations will have to go to the Plan Commission and onto the Common Council. The Committee will take on the role of revising policies. Anything that changes an ordinance will go to the Common Council. They have a long list of brain-storming that was done at their last meeting which was to try to start looking at measures of success for the IZ program and trying to deal with the sunset provision. There is an on-going data gathering contract which should be reported back this month.*

- *Progress on TIF Ad Hoc Committee - Hirsch stated the Common Council created this. There will be a turnover of membership in the near future due to Alderpersons not running for election. The Common Council talked about overall goals of our TIF Policy, the staff wants to keep it's overall goals and some of the committee members would like to get into how the formulas work and calculations, etc. How this is going to be worked out in terms of changing personnel remains to be seen. They are still talking about issues. They have gotten some very good history of TIF in this community from City Comptroller Dean Brassler. It will be important that the 10% set-aside in TIF be maintained as a pressure. The Mayor is reorganizing the Department of Planning & Development and this could have some effects as well.*

## 8. REPORT OF SUBCOMMITTEES

- *Landlord & Tenant Issues Subcommittee - Ejercito noted they did not meet.*

*- Affordable Housing Subcommittee - Hirsch noted they did not meet.*

## **9. DISCUSSION OF FUTURE AGENDA ITEMS - SCHEDULE NEXT MEETING**

- Election of 2007 officers*
- Reports of Subcommittee election of 2007 officers*
- Resolution commending Richard B. Arnesen for Committee service*
- Standardized applications for housing development assistance*
- Standardized application for loans for owner-occupied housing - Susan Day*
- Neighborhood Conservancy Ordinance*

*Merrill would like an analysis of how all the City housing programs work together and housing assistance.*

*Wilcox would like to see more formalized working relationship between the Dane County Housing Authority and CDA Housing. They do the same things and they could be done more efficiently if they combined their efforts as opposed to having two separate bodies doing exactly the same thing.*

- Preservation of affordable housing*

*Hirsch noted that a lot of these topics are focused on administrative and development of new housing. To that extent, the Affordable Housing Subcommittee should take some of these up now and not wait for referrals.*

## **10. ADJOURNMENT**

*Upon motion by King, second by Merrill, the meeting was adjourned at 6:03 p.m.*