

**From:** Tom Hirsch [thirsch@chorus.net]  
**Sent:** Sunday, January 06, 2008 7:21 PM  
**To:** Office of Business Resources  
**Cc:** Zopelis, Meg; Plant, Joel; Cieslewicz, Dave  
**Subject:** Housing Committee Thoughts on ED Listening Sessions

At its December meeting the Housing Committee noted the listening sessions and authorized my submitting brief comments. The main concern of the Committee was that an economic development strategy for Madison *must* include a housing component in order to be successful.

Given that the population growth in Dane County is continuing year in and out, the amount of land is limited, and housing production costs continue to rise faster than incomes, and, given that federal housing resources are not growing, a deliberate strategy for an adequate supply of “workforce housing” is essential to limiting upward pressure on wages.

In addition, developing public transportation choices serves workers and their families as well the direct environmental impacts that limiting automobile use in the City provides.

The Housing Committee is available for collaboration with the Economic Development Commission, in addition to our participation on the TIF Policy Committee on which two of our members serve.

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# City of Madison

## Meeting Minutes - Draft

### HOUSING COMMITTEE

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

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Wednesday, December 5, 2007

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 100 (Madison Municipal Building)  
Transportation Conference Room

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#### CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:04 p.m. by Chair Hirsch.

Brian Munson was introduced as a new member. He works for Vandewalle & Associates and housing has been his career focus.

David Porterfield was sick and not able to attend the meeting. He will be welcomed at the January meeting.

Meg Zopelis was introduced as replacement staff person for Pat Kreitzman.

Hirsch reminded all members to turn in their Statement of Interest forms to the Clerk's Office by January 2, 2008.

**Present:** 8 -

Brian A. Munson; Brenda K. Konkel; Thomas E. Hirsch; Tobi L. Rutten;  
Curtis V. Brink; Detria D. Hassel; David R. Sparer and Eli Judge

**Absent:** 5 -

Susan K. Day; Howard Mandeville; Philip P. Ejercito; Victor E. Villacrez and  
Rose M. LeTourneau

**Excused:** 2 -

David C. Porterfield and Judith M. Wilcox

#### APPROVAL OF MINUTES

A motion was made by Sparer, seconded by Brink, to approve the Meeting Minutes of October 24, 2007 and November 7, 2007. The motion passed by the following vote:

**Absent:** 5 -

Susan K. Day; Howard Mandeville; Philip P. Ejercito; Victor E. Villacrez  
and Rose M. LeTourneau

**Excused:** 2 -

Judith M. Wilcox and David C. Porterfield

**Ayes:** 6 -

Brenda K. Konkel; Tobi L. Rutten; Curtis V. Brink; Detria D. Hassel; David  
R. Sparer and Eli Judge

**Abstentions:** 1 -

Brian A. Munson

**Non Voting:** 1 -  
Thomas E. Hirsch

**PUBLIC COMMENT**

**No appearances.**

**Present:** 9 -  
Brian A. Munson; Brenda K. Konkel; Howard Mandeville; Thomas E. Hirsch;  
Tobi L. Rutten; Curtis V. Brink; Detria D. Hassel; David R. Sparer and Eli  
Judge

**Absent:** 4 -  
Susan K. Day; Philip P. Ejercito; Victor E. Villacrez and Rose M.  
LeTourneau

**Excused:** 2 -  
David C. Porterfield and Judith M. Wilcox

**COMMON COUNCIL UPDATE - Konkel/Judge**

**Ald. Judge noted the budget process was 23 hours long. The Allied Drive/Affordable Housing Trust money was sorted out. Money was obtained from other sources.**

**REPORT OF SUBCOMMITTEES**

**Subcommittees did not meet in November.**

**OLD BUSINESS**

Mark Olinger appeared to give an update. The budget for the infrastructure improvements to the site have been broken into 2 years. The budget is \$2.2 million in 2008 with an estimated \$1.7 million in 2009. The CDA has entered into 3 contracts with the financial packaging firm, Dimension Development LLC, housing market study firm of Virchow Krause, and with the planning firm of Schreiber Anderson & Eppstein Uhen. There will be 2 neighborhood meetings, December 16 from 3:30-5:30 p.m. and January 7 with the time to be determined. They will both be at the Boys & Girls Club. At the meeting of December 16, they will present 2 options to take a look at. There will be an Allied Development Subcommittee meeting on Friday and options will be discussed at that time. A resolution was introduced last night at the Common Council formalizing the cooperation agreement between the City of Madison and the CDA which will come back on January 22. This will require the CDA to look at several items that aren't done yet. (1) 3-5 year plan; (2) design won't be done until early January. One of the issues that needs to be addressed is how is this going to affect or not affect Prairie Crossing across the street. Notices of the neighborhood meetings will be sent to all 6 of the boards and commissions that are listed as referrals in the resolution.

Hassel asked what the concerns with Prairie Crossing were? Olinger stated after the revitalization takes place he thinks that Prairie Crossing would benefit from a stable neighborhood and improved conditions. He believes that WHEDA's concern is this is a tax credit project in their portfolio and they don't want to do anything that will necessarily hurt their other projects.

**Present:** 11 -

Brian A. Munson; Brenda K. Konkel; Howard Mandeville; Thomas E. Hirsch; Victor E. Villacrez; Tobi L. Rutten; Curtis V. Brink; Rose M. LeTourneau; Detria D. Hassel; David R. Sparer and Eli Judge

**Absent:** 2 -

Susan K. Day and Philip P. Ejercito

**Excused:** 2 -

David C. Porterfield and Judith M. Wilcox

Olinger stated that once Allied gets stabilized, a lot of the other issues there become less important once people have some confidence level about the quality of life in the neighborhood. Hirsch noted that the next Housing Committee is scheduled for January 2. This will not meet the CDA's timing. Show of hands was to move the meeting in January to the 9th at 5:00 p.m.

**NEW BUSINESS****07970**

Authorizing the Mayor and the City Clerk to sign an agreement with Thomas Boykoff, his 2008 contract for professional services as Rent Abatement Hearing Examiner for the Building Inspection Unit of the Department of Planning and Development.

**Attachments:** [BOYKOFF.2008.CONTRACT.doc](#)

**A motion was made by Sparer, seconded by Hassel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**

**Absent:** 2 -

Susan K. Day and Philip P. Ejercito

**Excused:** 2 -

David C. Porterfield and Judith M. Wilcox

**Ayes:** 10 -

Brian A. Munson; Brenda K. Konkeli; Howard Mandeville; Victor E. Villacrez; Tobi L. Rutten; Curtis V. Brink; Rose M. LeTourneau; Detria D. Hassel; David R. Sparer and Eli Judge

**Non Voting:** 1 -

Thomas E. Hirsch

**07975**

Authorizing the Mayor and the City Clerk to sign an agreement with Thomas LaFleur, his 2008 contract for professional services as Rent Abatement Hearing Examiner for the Building Inspection Unit of the Department of Planning and Development.

**Attachments:** [LAFLEUR.2008.CONTRACT.doc](#)

**A motion was made by Sparer, seconded by Hassel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**

**Absent:** 2 -

Susan K. Day and Philip P. Ejercito

**Excused:** 2 -

David C. Porterfield and Judith M. Wilcox

**Ayes:** 10 -

Brenda K. Konkeli; Howard Mandeville; Victor E. Villacrez; Tobi L. Rutten; Curtis V. Brink; Rose M. LeTourneau; Detria D. Hassel; David R. Sparer; Brian A. Munson and Eli Judge

**Non Voting:** 1 -

Thomas E. Hirsch

**08322**

Economic Development Listening Sessions

**Attachments:** [Economic Development Listening Sessions](#)

Hirsch noted a flier was distributed with the agenda on the Economic Development Listening Sessions. He asked if committee members had any desire that the Housing Committee should have a position statement on this. He noted that when the TIF Policy was being looked at, the Housing Committee put forward a position statement on that. Basically it said that affordable housing should be considered as part of a economic development strategy and that it was certainly a desirable thing to be assisted with tax incremental financing and in fact there was a special effort under TIF called the 10% set aside that took extra revenues from districts that had housing in it from the "City's side" of the increment and made it available for affordable housing. Hirsch would like to remind the Economic Development Commission that this was the Housing Committee's position then and it remains our position today. A motion was made by Sparer, seconded by Konkel, to send a statement to that effect. The motion passed by voice vote/other.

Hirsch stated that the TIF committee has yet to discuss housing. Konkel stated that Ald. Brandon is proposing that all TIF be used for jobs as a first priority and if there is anything left it could be used for other purposes. Villacrez stated seeing this is a listening session for economic development and trying to attract other businesses to the Madison area that would be more familiar with "workforce" housing, he asked where that program went? Brink stated there has been money there but projects haven't been used for it. Sparer reiterated the statement as "We believe that having affordable housing is beneficial to economic development and should be a component in any plan." Konkel asked what Villacrez meant with "workforce" housing? Did he mean affordable housing? Villacrez stated it would be both but getting businesses to participate in housing for workers as opposed to unemployed people. It is the same AMI levels that are targeted. Hirsch asked if the committee would like to go as far as to suggest to the Economic Development Commission that any time a proposal is considered that housing be made part of that consideration and either affirmatively included or deliberately not included. Hirsch will write a statement to the Economic Development Commission reiterating the Housing Committee's past position on TIF and encouraging workforce housing as part of every economic development proposal. This was approved, Munson abstained.

## ADJOURNMENT

### Future Agenda Items

CDA/Allied Drive Update/Discussion  
Annual Election of Chair & Vice Chair  
Subcommittee Appointments  
2008 Goals Discussion

The meeting adjourned at 5:40 p.m. on motion by Brink, second by Mandeville.