



# City of Madison

## Meeting Minutes - Approved

### HOUSING COMMITTEE

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

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Wednesday, November 7, 2007

5:00 PM

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

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#### 1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:10 p.m. by acting Chair Brink.

Due to the absence of numerous members, the election of vice-chair was postponed until the December meeting on motion by Ejercito, second by Konkell with unanimous approval.

**Note:** The room for the meeting was changed to Room 100 Madison Municipal Building and notices were posted throughout the building.

**Present:** 8 -

Brenda K. Konkell; Howard Mandeville; Philip P. Ejercito; Victor E. Villacrez;  
Tobi L. Rutten; Curtis V. Brink; Rose M. LeTourneau and Eli Judge

**Excused:** 5 -

Susan K. Day; Thomas E. Hirsch; Judith M. Wilcox; Detria D. Hassel and  
David R. Sparer

#### 2. PUBLIC COMMENT

No appearances.

#### 3. COMMON COUNCIL UPDATE - Konkell/Judge

Konkell noted that the language the Housing Committee recommended to the CDA did not get recommended to the Common Council. Brink stated that Stuart Levitan went before the Common Council and asked that portion to be removed from the language for approval.

#### 4. REPORT OF SUBCOMMITTEES

**Landlord & Tenant Issues Subcommittee**

Ejercito stated discussion was held on landlord licensing and related issues. Nothing was concluded but this will be kept on future agendas. There should be referrals from this meeting for the subcommittee.

**Affordable Housing Subcommittee**

Konkel stated there has been further discussion on how we could use the Affordable Housing Trust Fund money and still accrue interest. They looked at how to expand the program also. The biggest prospect is trying to do something so people can get down so they don't have to pay the PMI to do some second mortgages or work it out so the trust fund would cover that amount so people could have housing more affordable. Talk was also about how to use short-term construction loans so the \$3,000,000 could be used but under certain guidelines.

**5. NEW BUSINESS ITEMS****07615**

Amending Sections 32.07(5), (7), (9) and (14) of the Madison General Ordinances to require landlords to obtain, maintain, and provide or make available, upon request, photographic evidence of damage, waste or neglect being charged against a tenant's security deposit.

**This Ordinance was Refer to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE**

**07938**

**Attachments:** [2007-09 Budget Bill Provision Related to Housing](#)

Brink noted this was information to the Housing Committee. Mandeville stated that the third item relates to property tax exemptions for nonprofit-owned housing that is reserved for low-income tenants continues to be a non-resolved issue. As it notes here, the remedy was not included in the budget bill. There is some work in the Legislative Reference Bureau to draft some language that would help with the rent use requirements that is emerging in that bill but there are some other issues that would create a problem. The advocates for affordable rentals owned by nonprofits have some work to do both in shaping the legislation and in requesting the Mayor direct City staff to stay with the policy that has existed for 25 years. Brink would like this to be put on the Affordable Housing Subcommittee's agenda in December.

**07734**

SUBSTITUTE - Creating Sections 27.05(2)(aa), (bb), (cc), and (dd) and Section 29.20(21) of the Madison General Ordinances to require bulbs with an energy efficiency of at least thirty (30) lumens in some common areas and dwelling units in residential buildings.

**Attachments:** [07734-Version 1.pdf](#)

Jennifer Feyerherm of the Sierra Club appeared in support. The Sierra Club talked to energy efficient experts from Energy Center of Wisconsin, Wisconsin Energy Conservation Corporation and MG&E. There hasn't been a lot of energy efficient investments in rental properties as you would see in other segments of the market. Lighting was an issue where they saw savings for both the landlord and the tenant. The Energy Center of Wisconsin did a survey on rental properties in the State of Wisconsin and they found, in terms of lighting, units that have 20 units and more have already made the switch in common areas. In rentals that have small numbers of units, there was a lot of potential to upgrade lighting to much more efficient lighting. Numerous brochures were handed out on energy-efficient lighting.

Liesel Schulte of Wisconsin Energy Conservation Corp. appeared to answer any questions if necessary.

Becky Anderson asked if there had been research in other buildings, not just residential? Is the government doing anything to improve the energy efficiency of their buildings? Feyerherm noted that the State and University are. Anderson asked what the enforcement would be? Hank stated his staff would inspect as part of a systematic inspection and they would also respond to complaints. Anderson asked about the implementation of the ordinance? Feyerherm stated June 1, 2008 would be for common areas and June 1, 2009 for interior.

Villacrez moved to refer to the Landlord & Tenant Issues Subcommittee, second by Mandeville with unanimous approval.

This Ordinance was Referred to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE

**6. OLD BUSINESS**

CDA/Allied Drive – Update/Discussion

Konkel questioned why no one was there to discuss this? We would like Mark Olinger or Stuart Levitan to come to the December Housing Committee meeting to present any preliminary numbers they have.

Budget – Update/Discussion

Judge noted there wasn't any further information for discussion other than what was talked about in the Common Council update.

**7. DISCUSSION ON FUTURE AGENDA ITEMS - SCHEDULE NEXT MEETING**

CDA/Allied Drive – Update/Discussion

**8. ADJOURNMENT**

Upon motion by Judge, second by Konkel, the meeting adjourned at 6:06 p.m.