



City of Madison

Meeting Minutes - Final

HOUSING COMMITTEE

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

Wednesday, July 6, 2005

5:00 PM

Room 260 Madison Municipal Building

1. CALL TO ORDER

The meeting was called to order at 5:05 p.m. by Chair Hirsch. If there are any corrections to the roster sent in the packet, please let Pat know. Hirsch noted that the quorum for the Housing Committee and its subcommittees is the majority of members, which is one half plus one of the members that are possibly on the committee. Vacancies count for quorum. Hirsch asked that a query be done for the Affordable Housing Subcommittee to make sure there will be a quorum at the next week meeting.

2. ROLL CALL

Present: Florence Zmudzinski, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Julia S. Kerr, David R. Sparer and Ald. Austin W. King

Absent: Ald. Michael E. Verveer, Richard B. Arnesen, Jr. and Rose M. LeTourneau

Excused: Detria D. Hassel

3. NEW MEMBER WELCOME

Julia Kerr was welcomed as a member to the Housing Committee. She noted she is from Chicago and she worked as an affordable housing developer there.

4. APPROVAL OF MINUTES

Sparer moved approval of the minutes, second by Zmudzinski with unanimous approval of the committee.

5. PUBLIC COMMENT

No appearances.

6. COMMON COUNCIL ACTIONS - VERVEER/KING

King noted that the CCOC is investigating hold-over appointments. The ordinance will be changed so when a citizen appointment expiration date comes, that person can continue to serve for up to 90 days or until a successor is appointed and confirmed, whichever is shorter. This may be to the Common Council on July 19 or August 3. Villacrez asked what happens to a member if they move out of the City of Madison while they are on a committee. King stated this hasn't been discussed but it was his understanding that they can continue to serve with a 2/3 vote of the Common Council. Hank noted that a member of another committee had to resign. Villacrez stated he will be moving to Verona in a month or two. It was suggested that he talk to Pam Williamson in the Mayor's Office on this subject.

7. NEW BUSINESS ITEMS

Present: Ald. Michael E. Verveer, Florence Zmudzinski, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Julia S. Kerr, David R. Sparer and Ald. Austin W. King

Absent: Richard B. Arnesen, Jr. and Rose M. LeTourneau

Excused: Detria D. Hassel

Establishing guidelines for the use of funds received for the Inclusionary Zoning Special Revenue Fund.

Delora Newton appeared representing Smart Growth Madison Inc. She is in support of the revised resolution. The way it is drafted now, it is "source in/use out". This would keep the money the same. For the most part, the money paid in by developer buy-out would be eligible to be used for the developer incentives (cash incentives) under the ordinance. If it is money coming in from the City's share of equity for inclusionary dwelling units, then that money will be isolated and used to help the City buy the units they want to buy back.

Kerr asked what the rationale was with having the two separate funds? What is the mechanism for the City to buy these units back? Hirsch noted that the administration is through CDBG and the mechanism is through the Inclusionary Zoning Ordinance. Kerr clarified that it was at the point of sale. Villacrez noted it was a deed restriction. Clarification discussion was held at this time.

(Roll call at this time - see roll call after this item)

A motion was made by Ald. King, seconded by Sparer, to Return to Lead with the Recommendation to Approve as Substituted to the BOARD OF ESTIMATES. The motion passed by the following vote:

Absent: Arnesen, Jr.

Excused: Hassel

Aye: Verveer, Zmudzinski, Mandeville, Ejercito, Hirsch, Merrill, Villacrez, Wilcox, Brink, Kerr, Sparer and King

Abstain: LeTourneau

Present: 13 - Ald. Michael E. Verveer, Florence Zmudzinski, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau, Julia S. Kerr, David R. Sparer and Ald. Austin W. King

Absent: 1 - Richard B. Arnesen, Jr.

Excused: 1 - Detria D. Hassel

8. OLD BUSINESS

TIF Policy Revisions - Verveer noted that the Board of Estimates discussed the TIF revisions. The subcommittee finished their work many months ago and the TIF staff team report is available on the City's web site now. This will be officially introduced to the City Council with referral to the Housing Committee, Plan Commission and Economic Development Commission. Verveer moved that the Affordable Housing Subcommittee take up this report, second by King with unanimous approval. This will be put on the Affordable Housing Subcommittee agenda for next week.

IZ Evaluation Study - Villacrez stated that this was introduced at the last meeting of the Affordable Housing Subcommittee but there was no discussion. This will be on the next agenda.

Non-Profit Property Tax Exemption - Hirsch noted that the committee of the State Legislature did a report but they have not taken any action as of yet. Hirsch will have someone at the next meeting to present this.

Union Trust - Hirsch has not pursued this subject. Will have a report for the next meeting.

Fannie Mae/Freddie Mac - Mandeville noted this is still in committee at the Federal level. He will keep his eye on this subject and keep the Housing Committee posted on this.

9. REPORTS

Landlord & Tenant Issues Subcommittee - Sparer noted that there was a very short meeting. Everything on the agenda relied on having a representative from the Tenant Resource Center at the meeting but there was no representation. Ejercito noted he would like to have a more action oriented agenda in the future.

Affordable Housing Subcommittee - Villacrez stated they discussed establishing guidelines for IZ. They came up with the analysis and recommendation as noted above in Item No. 7. The subcommittee is trying to come up with a goal or housing production goals within the City of Madison. Merrill noted it was not as much of a goal but a "report card". They would collect and distribute information to show where the City is regarding housing production.

10. PRESENTATIONS

Nan Cnare of United Way appeared. Last December, County Executive Kathleen Falk and Leslie Ann Howard, President of United Way, talked about how we could help this community think about having a larger, more comprehensive vision about addressing the issues relating to homelessness in Dane County. A leadership team was formed to improve the coordination and focus of all the various things going on in the community, to assure we are making the most effective use of resources in addressing homelessness and affordable housing, to set some goals with and on behalf of this community, and to measure report results from these goals. She gave an overview of the programs.

Rachel Krinsky of Interfaith Hospitality Network appeared. She noted that it is wonderful that landlords ask for information and more information needs to get out to them. One of the nice things that has been happening for IHN and for some of the other agencies is that there are good relations happening between the case workers and the property owners. IHN is a non profit agency that was founded to serve homeless families with children. They collaborate with 47 churches and synagogues and over 1000 volunteers each year. They provide intensive case management and support services for every family that they work with to help them reach housing stability and other goals.

11. DISCUSSION ON FUTURE AGENDA ITEMS AND SCHEDULE NEXT MEETING

12. ADJOURNMENT

Upon motion by Wilcox, second by Villacrez the Housing Committee adjourned at 6:45

p.m.