



# City of Madison

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

## Meeting Minutes - Approved HOUSING STRATEGY COMMITTEE

*Consider: Who benefits? Who is burdened?*

*Who does not have a voice at the table?*

*How can policymakers mitigate unintended consequences?*

---

Thursday, March 7, 2024

8:00 AM

In-Person Meeting: Madison Municipal Building  
215 Martin Luther King Jr Blvd  
Room 010 (Lower Level Floor Zero)

---

**Subcommittee on Rental Housing. There may be quorum of Housing Strategy Committee present.**

### CALL TO ORDER / ROLL CALL

Castañeda called the meeting to order at 8:01am with a quorum present.

Staff present: Linette Rhodes, Jim O'Keefe, Matt Frater, Dan Rolfs (EDD), Joe Gromacki (EDD), Matt Robles (OCA)

Present- Justice Castañeda, Alder Field, Jillian Hayes, Julia Matthews, Alder Guequierre (no absences)

### APPROVAL OF MINUTES

A motion was made by Alder Field and seconded by Jillian Hayes to Approve the minutes of December 11, 2023. Motion passed by voice vote.

### PUBLIC COMMENT

1. [82054](#) Public Comment

None

### DISCLOSURES AND RECUSALS

None

**NEW BUSINESS**

2. [82248](#) Tax Increment Financing Overview Panel
- Linette Rhodes introduced purpose of panel.
  - TIF staff present general overview of how TIF works under state statute, City policy, and staff processes
  - Questions posed to TIF staff, including questions on Joint Review Board, percentage of TIF allowed and 55% Gateway, how TIF and the Affordable Housing Fund interact, assessment policies, how to utilize TIF more in affordable housing, half-mile rule, impact of non-TIF developments and generators, how TIF interacts with landbanking, strategies to increase TID revenue, ways to incentivize TIF underwriting for affordable housing production.
3. [82055](#) Discussion on rental housing needs & priorities
- Attachments:** [2023 Housing Snapshot Report Final.pdf](#)  
[Memo-Prioritization Discussion.pdf](#)
- Castañeda noted that committee will go through this agenda item at the next meeting, requested overview of Housing Snapshot Report and how it speaks to rental housing need.

**ADJOURNMENT**

A motion was made by Alder Field and seconded by Jillian Hayes to Adjourn at 9:29am. Motion passed by voice vote.