



City of Madison

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

Meeting Minutes - Draft LANDLORD AND TENANT ISSUES COMMITTEE

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, October 21, 2021

5:00 PM

Virtual Meeting

The City of Madison is holding the Landlord and Tenant Issues Committee meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

1. **Written Comments:** You can send comments on agenda items to LTIC@cityofmadison.com.

2. **Register for Public Comment:**

- Register to speak at the meeting.
- Register to answer questions.
- Register in support or opposition of an agenda item (without speaking).

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

3. **Watch the Meeting:** If you would like to join the meeting as an observer, please visit

<https://www.cityofmadison.com/WatchMeetings>

4. **Listen by Phone:**

(877) 853-5257 (Toll Free)

Meeting ID: 924 3484 1061

1. CALL TO ORDER / ROLL CALL

Chair Sparer called the meeting to order at 5:04 pm.

Staff present included Amanda Hoadley, Gabriela Arteaga, Attorney Steve Brist, Jose Maria Donoso, BI Director Matt Tucker, Hearing Examiner Joanne Keane, and Hearing Examiner Mitch.

Present: 4 - Nikki Conklin; Curtis V. Brink; Juliana R. Bennett and David R. Sparer

Excused: 2 - Noah L. Lieberman and Soong Kit Wong

2. APPROVAL OF MINUTES

Change Item 5 to say referred to council. Brink moves to approve the minutes with this change. Alder Conklin seconds the motion. The motion passes with unanimous approval.

3. [67346](#) PUBLIC COMMENT (10/21/2021)

No public comment.

4. DISCLOSURES AND RECUSALS

No disclosures or recusals.

DISCUSSION AND ACTION ITEMS

- 5. [67500](#)** Amending Section 32.04 (4)(e)4. to permit an earlier start date for rent abatement, when such earlier date may be verified.

Alder Bennett moves to send to Council for approval. Alder Conklin seconds. Unanimous approval.

- 6. [66903](#)** Review and act on rent abatement ordinance changes

Attachments: [6517rentabate32.04.pdf](#)
[6518rentabatedate.pdf](#)

Mitch provided wording to BI staff, but BI staff have not yet had time to review the information. BI staff and Attorney Brist meeting Monday to discuss. Arteaga will send out information to the committee after the meeting. Brink moves to approve with this change. Alder Conklin seconds the motion. The motion passes with unanimous approval.

- 7. [65001](#)** Discuss tenant protections from Associated Students of Madison recommendations.

Attachments: [Tenant Rights Protection for Students_Updated.pdf](#)
[Stringent Tenant Rights in Dane County.pdf](#)

We are preempted from moving forward with these recommendations due to changes by the State legislature. ASM should reach out to the State legislature to make these changes. Brist moves to have Attorney Brist draft a response letter to ASM referencing the specific state law that does not allow this and

encouraging them to reach out to state reps. Alder Bennett seconds.
Unanimous approval.

8. [65003](#) Review recommendations that came out of the equity analysis and plan for follow up.

Attachments: [RentAbatement-RESJIAAnalysis.pdf](#)

#3 Section 8/proportions of awards – Arteaga will check with CDA on who we send decisions to in their office when Section is involved

#9 due date flexibility for disability repairs – JMD will need to look into this more. We would want to be careful in how we ask/report about disabilities. Tenants don't currently receive the official notice unless they ask. We could ask at intake or at inspection if they want a copy of the notice emailed/mailed to them.

#10 accessible units/disability - Attorney Brist look into what language we could use. HE Keane has occasionally wanted to expand percentages in certain cases.

#12 define “promptly” – would require ordinance change. Reconsideration is 10 days, so promptly could maybe mean 15 days. Does the size of the award matter? (ex. \$200 vs \$10,000). Change second occurrence of promptly in the ordinances and add working to say tenant can withhold rent unless there is a reconsideration decision.

#13 30 day eligibility period – Attorney Brist will double check the ordinance to see if it specifically lists this. If 30 days isn't somewhere in the ordinance and has just been BI's best practice, we will stop doing this. If this is in the ordinance, we will need to discuss further and make an ordinance change.

9. [66904](#) Virtual meeting status

Brink moves to refer to a future meeting. Alder Bennett seconds the motion. Motion passes. Item will be moved to the top of next month's agenda.

10. [48913](#) Discuss topics and issues for future meetings.

Item 9 vote, Item 6 discussion, and Item 8 follow-up.

11. **ADJOURNMENT**

Alder Bennett moves to adjourn. Brink seconds. Adjourned at 6:24.