



# City of Madison

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Madison, WI 53703  
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## Meeting Minutes - Approved HOUSING AFFORDABILITY SUBCOM OF THE HOUSING COM

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Wednesday, January 16, 2008

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL120, (Madison Municipal Building)

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**These minutes are draft until approved at a subsequent meeting of the Housing Affordability Subcommittee of the Housing Committee.**

### CALL TO ORDER / ROLL CALL

PRESENT: Brink, Munson, Villacruz, Day, Konkel, Hirsch

NOTIFIED ABSENCE: Porterfield and Rutten

UNEXCUSED: Wilcox and Mandeville

OTHERS: Mark Olinger and Stuart Levitan (CDA), Bob Monahan and Angela Bennett (Commission on People with Disabilities), and Hickoy Hurie (subcommittee staff).

### APPROVAL OF MINUTES

Brink called the meeting to order. The Subcommittee reviewed the minutes of October 10, 2008. Konkel moved/ Hirsch seconded approval of the minutes as written. The subcommittee voted 5 to 0 to approve the minutes. Munson abstained since he was not yet a member of the subcommittee.

### PUBLIC COMMENT

No one registered to make comments at this time.

### ELECTION OF OFFICERS

Hirsch moved/Konkel seconded nomination of Curt Brink as chair of the subcommittee for 2008.

The subcommittee voted unanimously to elect Brink as chair.

Hirsch moved and Day seconded election of Howard Mandeville as vice-chair of the subcommittee. The Subcommittee voted unanimously to approve Mandeville as vice-chair.

Note: Mandeville arrived at this time, and graciously accepted the vice-chairmanship

### CONTINUING BUSINESS

1. [08786](#) Discussion of Phase II Homeownership of Allied Revitalization.

Mark Olinger, Executive Secretary of the CDA, and Stuart Levitan, Chair of the CDA

For Background Information go to Legistar:

[08380](#)

AMENDED SUBSTITUTE - Authorizing the Mayor and the City Clerk to execute a Cooperation and Development Agreement with the CDA for the Redevelopment of the Allied Drive Neighborhood.

Mark Olinger, Executive Secretary of the CDA, and Stuart Levitan, Chair of the CDA, reviewed the current CDA plans for phase 2 of the allied Drive redevelopment, and distributed two memos outlining some of the CDA commitments to this homeownership [Phase. Levitan reviewed the CDA target goals for affordability (1/3 of the units priced for households under 50% of Area Median Income, 1/3 for households in the 50% to 80% range, and 1/3 for households over 80% AMI. Levitan also reviewed the types of housing the CDA hopes to attract, include some portion of land trust arrangement, some form of cooperative housing, some work-live units.

The Subcommittee discussed the following topics:

**Request For Proposal (RFP) model:** The subcommittee discussed the timing of phase two and how to best achieve the diverse development goals, particularly with regard to using one request for proposals or several separate RFPs. The subcommittee expressed support for using one RFP. They noted that multiple RFPs would require a clear delineation of the specific parcels, a step that would require precise delineation and platting of the phase II area. "Inches become critical" if different developers are working side by side under separate RFPs.

The CDA representatives and the subcommittee discussed the timing of the development, with Levitan noting that the CDA hoped to issue an RFP in July or August, once some of the major details of the site plan had been developed and the CDA knew the status of the Low Income Housing Tax Credit application to WHEDA, and the remainder of the financing.

**Site Plan:** Some subcommittee members expressed interest in looking at some broader issues of site planning, including the issue of connectivity and amount of streets. Olinger and Levitan noted that the current site plan is still a work in progress, with some consideration of additional roads, balanced against a goal of having more of a family friendly development, with less traffic.

Olinger noted that the Task Force likes the look of the current site plan, but there are still ongoing issues of affordability, tenure, and income mix. Like any developer, the CDA needs a certain amount of flexibility to proceed and modify the plan, as market conditions or demand change.

Different residents have varied comfort levels with certain aspects of the building types; some prefer larger buildings, while others have expressed interest in single-family homes. Levitan also noted that the CDA had pledged to use 20% of its developer fee for loans and grants related to homeownership in this phase.

**Affordability controls:** The group discussed a variety of affordability controls, including capped or shared equity, resale provisions, and a land trust arrangement. The City and CDA are discussing the balancing of multiple goals, including the need to generate increment in the property tax base (to meet the TIF projections) while trying to keep the

income mix of the three household groups.

Marketability, pricing and increment goals: Levitan concluded that the CDA's experience from the current private development at Lakepoint (Lakepoint Condo) suggests that the market requires new buildings, and that conversions do not work. The new units at Lakepoint are outselling the converted apartments 5 to 1. Some committee members suggested that the conversion market did have some life, and one member described the experience of a buyer family that looked at Lakepoint, Petra Place, and Allied, and chose Allied because they liked the neighborhood.

Visitability: The subcommittee noted that the CLT development at Troy Gardens included an income mix as well as building in such features as Visitability in all units, in order to promote some sense of 'community' within the development. Olinger noted that 44 of the first 48 rental units in Phase 1 would be accessible.

Stormwater Management: Olinger noted that the City Engineer had reviewed the concept plan C and appeared comfortable with the management plan for stormwater. The current concept calls for additional shallow areas that could be used to store storm water over the storm sewer pipe. This technique would eliminate deep storage on the site and reduces potential hazards for children.

Olinger reported on a recent survey of the existing residents in the City-owned properties, noting that 14 households were under or equal to 30% of area median income, 5 were between 30% and 50% of AMI, and 13% were over 50% of AMI. The average household size is about 4 people, but this includes two families of 8 people and 9 people apiece.

The subcommittee expressed its appreciation for the presentation, and noted their continuing interest in this phase of the development.

2. [08536](#)

Subcommittee Goals for 2008

The subcommittee conducted a brain storming session to generate topics for goals for 2008. These included:

- Foreclosure impacts and responses
- Homebuyer education and post-education
- HUD initiatives
- Pre/Post Counseling
- CDA - 504 Plan
- Annual Housing report with recommendations
- Rental Housing Market study (cost burden table)
- Inclusionary Zone (IZ) market study
- Role of Tax Incremental Financing (TIF)
- Affordable Housing Trust Fund (AHTF)
- Private Mortgage Insurance (PMI)
- Capital Borrowing
- Tax Issues
- Affordability For <40% Area Medium Income (AMI)
- Visitability, Universal, Accessibilities
- Homelessness
  - Housing First, Rapid re-housing, transitional housing, fair housing plan, screening, risk reduction
- Fannie Mae

- Capital Revolving Loan Fund
- Housing and Economic Development

3. [08770](#)

Coordination of the activities of the Commission on People with Disabilities and Affordable Housing Sub-Committee to increase the quantity and quality of affordable, accessible housing.

Bob Monahan and Angela Bennett ([Commission on People with Disabilities](#))

Bob Monahan and Angela Bennett discussed the interest of the Commission on Physical Disabilities in promoting more affordable, accessible housing as part of the Commission's long-range strategies, and the opportunities for discussion between the Commission and the Housing Committee. The Commission has focused on educational efforts, including discussions with the CDA, Common Wealth, and Movin' Out. They are interested in discussing additions to the Fair Housing Ordinance, and other ways to reduce impediment to housing for people with disabilities.

Several subcommittee members noted the experience of the subcommittee and the legal concerns regarding changes in the uniform building code by local governments. The City attorney and the State have both indicated that changes in the building code that require levels of accessibility above the uniform code are prohibited.

Subcommittee members supported the idea of greater educational efforts to help developers and builders become more aware of the growing market for accessibly features. If it can be demonstrated that there is a market, builders and architects will more likely design and build housing to address those needs.

The subcommittee noted that the City itself could raise standards within its own housing and perhaps the Commission and subcommittee could work with the CDA to encourage it to update its 504 or transition plan and implement those higher goals of accessibility and Visitability.

The chair expressed the feeling that the subcommittee would be interested in meeting again with representatives of the Commission perhaps several times a year, to discuss and recommend actions on pressing issues.

4. [06811](#)

Amending Section 4.22 of the Madison General Ordinances to update language and terms in the Affordable Housing Trust Fund ordinance.

**The subcommittee agreed to establish a special Subcommittee meeting for noon, January 30, in order to discuss changes to the Housing Trust Fund ordinance.**

5. [08531](#)

Allied Revitalization and Allied Housing Plan

**The subcommittee agreed to place the remainder of the agenda topics on its next meet agenda for February 13.**

6. [08532](#) TIF Policy Review Status

**The subcommittee agreed to place the remainder of the agenda topics on its next meet agenda for February 13.**

7. [08534](#) Tax Exempt Language Changes in the State Budget

**The subcommittee agreed to place the remainder of the agenda topics on its next meet agenda for February 13.**

8. [08535](#) Mortgage Foreclosure trends and issue.

**The subcommittee agreed to place the remainder of the agenda topics on its next meet agenda for February 13.**

#### ADJOURNMENT

Hirsch moved/Konkel seconded a motion to adjourn. The subcommittee consented unanimously.

Respectfully submitted

Hickory Hurie, recorder