



City of Madison

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

Meeting Minutes - Approved HOUSING COMMITTEE

Wednesday, June 3, 2009

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Staff Present: George Hank

Present: 11 -

Greg L. Rosenberg; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Tobi L. LeMahieu; Judith M. Wilcox; Curtis V. Brink; Alicia Bosben Gebhardt; David C. Porterfield; David R. Sparer and Michael Schumacher

Excused: 4 -

Bridget R. Maniaci; Susan K. Day; Victor E. Villacrez and Detria D. Hassel

APPROVAL OF MINUTES

A motion was made by Sparer, seconded by Wilcox, to Approve the Minutes of May 6, 2009. The motion passed by voice vote/other, with Munson abstaining.

PUBLIC COMMENT

None

REPORTS

1. [08595](#) Landlord & Tenant Issues Subcommittee

Sparer said the Landlord & Tenant Issues Subcommittee spent their last meeting discussing the apartment showing notice amendment to the City Ordinance, which is Item 7 on the Housing Committee Agenda. There is a specific recommendation by the Subcommittee.

2. [08596](#) Affordable Housing Subcommittee

Brink said Day spoke a lot about what is going on with programs, as Day has the lending information for what is occurring daily. Wilcox said there was an update on CDBG & HOME expenditures to date, and what the plans are to use this money as well. Schumacher said he would like to be a member on this

Subcommittee. Members are: Day, Brink, Munson, Wilcox and Schumacher.

3. [11431](#) Common Council Update

Schumacher said the Council turned down the claims of 3 non-profit housing providers with regard to the Property Tax Exemption.

4. [14081](#) Property Tax Exemption Subcommittee

Sparer said at the last meeting, a large part of the discussion related to information from the Mayor's Office. Various segments of the Legislature have adopted an amendment to the Statute that will clear up the issue for 95% of the housing property tax exemption concerns. The Joint Finance Committee voted to approve this and it will go back to both Houses. This would be part of the budget. It should be cleared up by the end of June and will be retroactive to the beginning of 2009. The current language does not have any of the "tweaks" that the Subcommittee tried to get in there, and that will mean that some housing providers will have some tax they will have to pay or some of their offerings will not be tax exempt that currently are.

Porterfield indicated thanks to the Mayor's Office and the Subcommittee for working on this. Rosenberg said there is still work to be done on this issue and thanked Third Sector Housing for their work. Porterfield suggested the Subcommittee keep meeting and recommended some level of outreach/communication to other communities. Wilcox said there is a Housing Conference in July. Schumacher said he is on the Board of Directors with the League of Wisconsin Municipalities. The League is another good resource.

Brink thanked Schumacher for his work on the property tax exemption issue.

DISCUSSION ITEMS

5. [13108](#) Discussion on production of an Annual Housing Report

Attachments: [Housing Reports from Clingan.pdf](#)
[Annual Housing Report Subcommittee Minutes.pdf](#)

Bill Clingan was not able to attend the meeting. This discussion will be tabled. Wilcox would like them to look at communities of comparable size and demographics in Madison. Schumacher said the Housing Diversity Committee is going to start meeting. There should be a strong relationship between the Housing Committee and the Housing Diversity Committee. There will be 5 Alders and 2 outside people. The new committee does not have the expertise that the Housing Committee has so it would be helpful for the Housing Committee to support the new Housing Diversity Committee.

Munson thought that the Annual Housing Report was going to be brought up to the full Housing Committee to get everyone's input.

6. [10219](#) Affordable Housing Trust Fund Discussion Topics

Attachments: [Affordable Housing Trust Fund Discussion Topics.pdf](#)
[AHTF2ndSUB2.pdf](#)

Eileen Mershart, YWCA Madison, registered to speak and thanked the Committee for their work. Ms. Mershart was formerly a member on the Committee. Ms. Mershart wanted to speak on why the Affordable Housing Trust Fund is important to the YWCA. Possible uses for them are work on the building. The building they are in is on the Historic Register so they receive Historic Tax Credits. They were just notified they received all of the tax credits they wanted from WHEDA. They have been Section 42 Housing forever so they know how to do this. The YWCA is going to need a construction loan and this is something that the Affordable Housing Trust Fund has been established for.

Porterfield said this issue has been an issue for a long time and he thinks we need an amendment at the Council level to the Ordinance to allow the use of more than 10% of the money. The initial design is to build up the overall fund. The subcommittee wants to try to find ways to provide short-term, relatively secure loans that could be made to help to build and at the same time promote affordable housing. Porterfield is working YWCA as a consultant on this and thinks this is a project that could really use the help and is very likely, if it is underwritten by the other funders, to be a pretty secure loan. Porterfield suggests that the committee does whatever it has to promote this to the Common Council to get some action.

Munson recalled that Brenda Konkel was drafting an actual amendment to the Affordable Housing Trust Fund. Schumacher said it "died" because it lost its sponsor. Munson thinks one of the true goals was to get returns other than just the monetary return by getting it mobilized into housing and create units and get returns on that. This would make the fund grow while also implementing. Munson thinks the Affordable Housing Subcommittee should bring this discussion back up. Where is the language that was previously drafted?

Porterfield said there is a time factor on the YWCA project so they would need to focus on the project specifically. Porterfield would like it done by September.

Schumacher encouraged Porterfield to remove himself from this conversation since he is a consultant to YWCA. Schumacher said Porterfield should not discuss it even at this point in time, as it could be said it is a major conflict of interest.

Munson thought there was language that the subcommittee endorsed and that should be found and brought to the full Housing Committee to discuss.

Wilcox will call Brenda Konkel to get the language from her. Schumacher thought it was in Legistar.

7. [13986](#) Discussion on M.G.O. Section 32.05 - Tenants Rights to Privacy and Exclusive Possession

Attachments: [MGO Section 32.05.pdf](#)
[Apartment Showing Notice Ejercito.pdf](#)

Nancy Jensen, Apartment Association of South Central Wisconsin, registered to speak in support of Item 7. Ms. Jensen thinks this is excellent language and solves the issue that Ejercito brought up. Ms. Jensen really likes the language that allows the landlord and tenant to compromise and reach an agreement.

Schumacher asked if it was already in Ordinance format and Sparer said no.

Sparer told Schumacher that Maniaci said she would be a sponsor on this. Schumacher said he would sponsor this as well.

A motion was made by Sparer, seconded by Wilcox, to recommend to the Common Council to amend Ordinance 32.05 with the language adopted by the Landlord & Tenant Issues Subcommittee, listed below:

Section 32.05(e):

“..without at least twenty-four (24) hours notice of the specific date and either the exact time or a four (4) hour window covering not more than a three-day period of no more than four (4) hours per day ...” and “...unless the tenant approves a shorter period of notice or a larger window of availability...”

The motion passed by the following vote:

Excused: 4 -

Bridget R. Maniaci; Susan K. Day; Victor E. Villacrez and Detria D. Hassel

Ayes: 10 -

Greg L. Rosenberg; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Tobi L. LeMahieu; Judith M. Wilcox; Curtis V. Brink; Alicia Bosben Gebhardt; David R. Sparer and Michael Schumacher

Abstentions: 1 -

David C. Porterfield

8. [14959](#) Information Regarding Protection of Renters in Foreclosed Properties

Attachments: [Memo on Renter Protections 090528.pdf](#)
[Renter Protections Final Language 090528.pdf](#)

Nancy Jensen, Apartment Association of South Central Wisconsin registered to speak on this item.

Sparer submitted this information for the Committee. Two of the things that are significant are that this law affects foreclosures where it has not become final at the time it was adopted. Whereas State Law only took affect for foreclosures that were filed after this adoption, which was earlier this year. This Federal Law picks up a lot of stuff that is currently in the midst of the legal process. It allows tenants to stay potentially for the rest of their lease, even if foreclosure sale goes through. Federal Law does not get into the issue of protecting the security deposit like the State Law does.

UNFINISHED BUSINESS

9. [08594](#) 2009 Goals Discussion

Attachments: [Goals Discussion](#)
[2009 Work Plan Items.pdf](#)

Porterfield said these lists are to keep the Committee focused. Committee members should review these lists and they should be put on the Subcommittee Agendas.

Schumacher asked that the Minutes reflect he was "Excused" and not "Absent" on May, 6, 2009. They said "Absent" on page 1 and "Excused" on the page 2.

ADJOURNMENT

A motion was made by Wilcox, seconded by Brink, to Adjourn. The motion passed by voice vote/other.