



# City of Madison

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

## Meeting Minutes - Approved HOUSING COMMITTEE

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Wednesday, August 5, 2009

5:00 PM

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

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### CALL TO ORDER / ROLL CALL

The meeting was called to order by Vice Chair Sparer at 5:03 PM.

**Staff Present:** George Hank & Meg Zopelis

**Present:** 8 -

Bridget R. Maniaci; Susan K. Day; Keith G. Broadnax; Brian A. Munson;  
Tobi L. LeMahieu; Judith M. Wilcox; David R. Sparer and Michael  
Schumacher

**Absent:** 2 -

Curtis V. Brink and Detria D. Hassel

**Excused:** 5 -

Greg L. Rosenberg; Philip P. Ejercito; Victor E. Villacrez; Alicia Bosben  
Gebhardt and David C. Porterfield

### APPROVAL OF MINUTES

A motion was made by Wilcox, seconded by LeMahieu, to Approve the  
Minutes of July 1, 2009. The motion passed by voice vote/other with Munson  
abstaining.

### PUBLIC COMMENT

None

### ROLL CALL

**Present:** 9 -

Bridget R. Maniaci; Susan K. Day; Keith G. Broadnax; Brian A. Munson;  
Tobi L. LeMahieu; Judith M. Wilcox; Curtis V. Brink; David R. Sparer and  
Michael Schumacher

**Absent:** 1 -

Detria D. Hassel

**Excused:** 5 -

Greg L. Rosenberg; Philip P. Ejercito; Victor E. Villacrez; Alicia Bosben  
Gebhardt and David C. Porterfield

**REPORTS**

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

Sparer reported that the subcommittee was going to talk about noise and how to regulate it. However, there was no specific proposal presented and Ejercito, who recommended the discussion, was not present that day.

2. [08596](#) Housing Affordability Subcommittee

The Affordable Housing Trust Fund Discussion is on tonight's agenda.

3. [11431](#) Common Council Update

Schumacher said the Mayor wanted to know if we would be willing to place the Section 8 Housing item on file. Schumacher suggested that we keep working on it, parallel, in case HUD does not come through. But if HUD comes through, then it could be placed on file.

Sparer said the Mayor sent around an e-mail that HUD has sort of made funds available to deal with this property. Wilcox asked if Tom Conrad could answer questions on this since he was present. HUD did contact the CDA. It was a two-step story. On Friday, HUD put out a National Press Release saying that they were tapping reserves of administrator fees in the amount of \$30 million nationally to help resolve problems like the problems we are having. They told housing authorities that they had until August 14, 2009 to tap into the funds. CDA received an e-mail message on Monday, August 3rd, saying, "we strongly recommend that you ask for \$600,000", so they did. Tom Conrad, the Section 8 Housing Supervisor, asked for \$660,628 and that request was submitted this morning (August 5th). Conrad said they have no position on the use of the Affordable Housing Trust Fund.

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

The Property Tax Exemption Subcommittee did not meet in July.

**NEW BUSINESS**

5. [15199](#) Amending Section 32.05(1)(e) of the Madison General Ordinances to require landlords to provide tenants with more specific information as to when they will be entering a tenant's leased premise to show the property for sale or lease.

**Attachments:** [Registration Forms.pdf](#)

Nancy Jensen, registered to speak in support of Legislative File 15199.

A motion was made by Schumacher, seconded by Maniaci, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

**Absent:** 1 -

Detria D. Hassel

**Excused:** 5 -

Greg L. Rosenberg; Philip P. Ejercito; Victor E. Villacrez; Alicia Bosben Gebhardt and David C. Porterfield

**Ayes:** 9 -

Bridget R. Maniaci; Susan K. Day; Keith G. Broadnax; Brian A. Munson; Tobi L. LeMahieu; Judith M. Wilcox; Curtis V. Brink; David R. Sparer and Michael Schumacher

6. [15449](#)

Creating Section 4.22(4)(m) of the Madison General Ordinances to assist participants in the CDA's Housing Choice Voucher (Section 8) program whose percentage of rent burden has increased substantially as a result of HUD's decrease in 2009 funding to the CDA.

**Nancy Jensen, Apartment Association of South Central Wisconsin, registered to speak in support of Legislative File 15499. There was a closed door meeting which was very worthwhile with about 50 landlords. The Apartment Association of South Central Wisconsin supports the amendment and wants the plan to move through. On August 1, 2009, the first leases were affected. CDA has been good working with the Apartment Association. There were many owners there who have been negotiating with their tenants. She will draft a document for them.**

**A motion was made by Munson, seconded by Wilcox, to Recommend to Council to adopt.**

**Day asked how much is in the fund and Schumacher responded there is \$4 million. Munson sees the tapping of the Trust Fund as something that should be very carefully considered and that if there is an additional funding source that comes in, trying to make the Trust Fund whole in the long run. Munson asked if in light of HUD commitment, does there need to be language added so that this could begin moving forward.**

**Schumacher said that maybe the motion should reflect that the Committee's intent is to make the Trust Fund whole, should this be used, but not get into how to do it or when to do it.**

**A motion was made by Schumacher, seconded by Wilcox, to amend the motion that the Housing Committee's intent is to make the Trust Fund whole, but not give details on how to do it and when to do it. The motion passed by voice vote/other.**

**Schumacher thanked Jensen, indicating that this is not an easy sell and she did a wonderful job working on this issue with different groups.**

**Roll Call Vote:**

**Absent 1 - Hassel**

**Excused 5 - Bosben-Gebhardt, Ejercito, Porterfield, Villacrez, Rosenberg**

**Ayes 9 - Brink, Broadnax, Day, Maniaci, Munson, LeMahieu, Schumacher, Sparer, Wilcox**

7. [15535](#) Homebuyer Assistance Programs for Minorities  
E-mail response from Percy Brown to Housing Committee

**Attachments:** [Percy Brown E-mail 7-17-09.pdf](#)

**Schumacher recommended referral to the next meeting, as Detria Hassel was not present. Wilcox recommended having Kate Nardi, of Dane County Housing Authority come in to speak on this issue.**

**Schumacher asked that the Minutes reflect that if an item appears on the Agenda, then the person who requested the item should be present at the meeting for the discussion.**

8. [15537](#) Accessible Housing Issues Discussion  
Discussion on convening a joint subcommittee of Housing, CPD, EOC, CDA to focus in on accessible housing issues and a concept of housing for the life span.

**Attachments:** [Appt Assoc Handout.pdf](#)  
[Accessible Housing Memo Rosenberg.pdf](#)

**Rosenberg not present for discussion on topic he recommended.**

**Nancy Jensen of Apartment Association of South Central Wisconsin registered to speak in support of this item and provided a handout. They did a survey and had a 23% response rate. See attached handouts.**

**Maniaci asked if there are any areas in the City that stick out to Jensen on units that are accessible. Jensen was surprised by the Southwest and Northwest, that the numbers are so high. Southeast does not have a lot of senior housing (0) responses. Wilcox said there is a lot of senior housing in Southwest and Northwest.**

**Schumacher is reluctant to have a joint subcommittee at this point and thinks there are too many committees at this time. Wilcox thinks this would be a discussion item for the Affordable Housing Subcommittee. A motion was made by Wilcox, seconded by Brink, to refer this discussion to the Affordable Housing Subcommittee.**

#### **UNFINISHED BUSINESS**

9. [10219](#) Affordable Housing Trust Fund Discussion Topics

**Attachments:** [Affordable Housing Trust Fund Discussion Topics.pdf](#)  
[AHTF2ndSUB2.pdf](#)  
[Greg Rosenberg E-mail 7-24-09.pdf](#)  
[AHTF Version 4.pdf](#)  
[2009FMRchangedollars.pdf](#)  
[Three scenarios.pdf](#)  
[Ordinance Changes Provided by CDBG Office.pdf](#)

Schumacher said it is hard to coordinate with Ray Harmon. We need a closer working relationship with the Mayor's Office on this. We need people involved up front.

Munson recommended putting comments in writing and get them to staff. Send back to the Affordable Housing Subcommittee along with any other lists, and invite the Mayor's Staff to attend the subcommittee meeting.

Brink agreed that the group should work from the latest version and insert the changes into the document. Harmon needs to be there as dialogue moves forward. This is critical. Day would like to look back at the original document, start from the first and bring in changes we hope to see.

Schumacher said this may take a while as we are heading into budget season. Schumacher wants to be involved but cannot be at next meeting.

A motion was made by Schumacher, seconded by Munson, to refer this item back to the subcommittee, with the intent of setting up a special meeting after August 27, 2009. Meeting to include Ray Harmon, Anne Zellhoefer, and CDBG administrator of funds. The motion passed by voice vote/other.

10. [08594](#)

2009 Goals Discussion

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

Munson said the Housing Diversity Committee did meet. They discussed streamlining and what are the goals for each of the housing committees. They also talked about a housing report, what is housing in Madison and then develop some programs that accent and hit needs. There have been many discussions with Bill Clingan. Wilcox said to talk to Brad Murphy in Planning.

Schumacher said Munson did a great job summarizing and said this is a practical organization taking action and not just having philosophical discussion. Strong start to this committee.

Wilcox said the Housing Merger Committee will be done at end of year.

## ADJOURNMENT

A motion was made by Schumacher, seconded by Maniaci, to Adjourn at 6:05 PM. The motion passed by voice vote/other.