

DCHI Steering Committee Virtual Meeting
Thursday, April 8, 2021 3:00-4:00 pm
Zoom

Meeting Participants

Angela Jones, United Way of Dane County; Denise Matkya, Project Home; Kathryn Auerback, Movin Out; Jeff Kostelic, Dane County Executive Office; Brian Driscoll, Madison Gas and Electric; Todd Schmidt, Village of Waunakee; Julie Spears, City of Madison; Bob Wipperfurth, DCCVA, Village of Windsor; Joyce Frey, City of Fitchburg; Mike Davis, City of Middleton; Kurt Paulsen, City of Middleton; Byron Bishop, Dept. of Civil Rights, City of Madison; Matt Frater, MSA Services; Steve Hanrahan, Habitat for Humanity; Ethan Tabakin, City of Madison; Brad Hinkfuss, Housing Initiatives, President of Homeless Services Consortium; Nina Gregorson, Public Health; Kyle Ervin, Urban League.

DCHI Steering Committee Meeting Agenda

1. Introductions and Housing Updates

Participants introduced themselves, and several had housing updates

Ethan Tabakin - Housing Forward, City of Madison Housing Strategy is also the name of City non-tax credit RFP for affordable housing developments Feb. 2021 awards include homeownership programs awarded - lease purchase program by Commonwealth development for four homes; housing acquisition and rehab program for four homes by Madison Area Community Land Trust; WI Partnership for Housing Development to construct new homes for sale on Madison south side; two homes; **Joyce Frey** – H&A new rent to purchase for townhouses program moving forward, hoping council will keep open 2022 TID to capture 7 million in new affordable housing funds; **Kathryn Auerback Movin' Out** overview – also received DP funds for homeownership from city for 15 buyers, 5 of those DP funds for black homeowners, added four new staff people to organization in 2020; **Mike Davis**, new workforce housing developments Trotta, 100 units, done without LIHTC tax credits, all 80% AMI or less, affordable for 15 years, on Parmenter; Kestral is being developed on University Ave. by WI Housing Preservation Corporation, 69 units; Bruce Co. proposing 600 apartments between old highway 12 and new highway 12 over the coming years; **Byron Bishop**, EEOC – interesting year in housing discrimination, we re-enacted injunctive relief process for residents who are being harmed by landlords; created a partnership relationship with City of Building Inspections, they have language in their ordinance where tenants can make a complaint, but residents are only protected for six months after that complaint at which time the landlord can raise the rent, refuse to do things for tenant, evict, or non-renew. Building inspection doesn't have the means or capacity to investigate those issues, but EEOC does. However, EEOC didn't have the language or authority to investigate or determine what occurred in their ordinance, so EEO worked with City Atty' to create joint relationship between Building inspection and EEOC to include language and tie EEOC to building inspection so they can investigate and now they can refer claims to city attorney. Actual remedy needs to be further clarified – if EEOC finds probable cause for discrimination, we are looking at EEOC retaliation ordinance to expand those activities identified in that ordinance that would allow us to offer a remedy... If we find probably cause that landlord violated ordinance, we can refer to city atty. ALSO -EEOC is going to re-instate their relationship with HUD to

become an agency that can investigate housing cases on behalf of HUD. Now noticing that landlords who are receiving funds from feds, are still finding ways to put people out. Looking at the difference between eviction and non-renewal because it can discriminate. Developers Bill of Rights questions from **Joyce Frey**, discussion, reaching out to MadRep as a partner. City wants to work together across municipalities to address problems with that legislation, so they can act as one voice to legislature to advocate changes to law. **Bob Wipperfuth** Town of Windsor just approved fourteen duplex condominiums zero entry, targeted to seniors, but not deed restricted so ok if professional or family, units aiming for more affordable price points.

2. Regional Housing Strategy, general updates, timeline

Olivia had initial meetings regarding the community engagement component, and development of an RHS website. The timeline for the RFP will be pushed back several months to let communities who are engaged in local workforce and affordable housing task force initiatives have time to finish those community efforts before adding a regional housing effort on top of that. The timeline will also be pushed back to accommodate the budget cycle. The updated timeline is for the RFP to go out in November/December of this year.

Internal meetings within the county support the idea that the Regional Housing Strategy Advisory Team, the municipal leaders, residents, and private sector housing stakeholders that will review, assess, discuss and bring forward regional housing strategy recommendations, should not be a formal committee that is part of the county board structure, appt. by the county board. The understanding is that the model created by DCHI, where residents, non-profits, business, local leaders and elected officials make up the DCHI Steering Committee has been a successful public-private partnership, and should therefore be the model used to base the Regional Housing Strategy Advisory Team when it is formed at the end of 2021 or early 2022.

Other feedback from the county included a request that private sector sponsor partners of the Regional Housing Strategy be limited to supporting the community outreach, engagement, communication and meeting components of the work to avoid the appearance of a conflict of interest, though other munis/non-profits could also help support the study portion, but that the county provide the bulk of the funding support for the regional housing study itself; and DCHI SC meeting be posted on the DCHI website so interested folks could hear about RHS pre-development more easily, and there was transparency.

3. DCHI Steering Committee role in RHS – further discussion, formalize

Olivia discussed the roles and responsibilities of the DCHI Steering Committee members who agreed to support the regional housing strategy in this pre-development phase (for the next 12 months), call them the DCHI SC RHS subcommittee. See document attached that defines roles and articulates the difference between DCHI SC RHS Subcommittee and the RHS Advisory Team overseeing the study.

- a. Outreach—Olivia met with Bob Wipperfurth DCCVA President, Chair, Village of Windsor and Elise Cruz, Planning Director for the Village of Oregon to discuss the RHS and get feedback, will continue reaching out to municipal staff and elected officials

to let them know about the RHS and invite their feedback and participation over next six months.

- b. A request to be part of the the new DCHI SC Subcommittee for the RHS that will support pre-development activities, please see attached for roles and responsibilities, are as follows: Rebecca Giroux, Mike Davis, Joyce Frey, Steve Hanrahan, Kurt Paulsen, Ethan Tabakin, Joyce Frey, Steve Steinhoff, Bob Wipperfurth, Denise Matkya, Kathryn Auerback.
- c. Further discussion on outreach strategy – reaching out to municipalities for feedback and participation will be reaching out to DCHI and other key regional stakeholders and sponsor partners; also broader outreach as part of community engagement design on the horizon, but separate from current outreach.

3. Other items not on the agenda