



City of Madison

Meeting Minutes - Final

LANDLORD AND TENANT ISSUES SUBCOMMITTEE

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

Thursday, August 17, 2006

4:30 PM

Room LL-130 Madison Municipal Building
215 Martin Luther King Jr. Blvd

1. CALL TO ORDER

The meeting was called to order at 4:40 p.m. by Chair Ejercito.

2. ROLL CALL

Present: Austin W. King, Philip P. Ejercito, Detria D. Hassel and Rose M. LeTourneau

Absent: Michael E. Verveer and Curtis V. Brink

Excused: David R. Sparer

3. APPROVAL OF MINUTES

Ejercito noted that ACORN is an acronym for Association of Community Organizations for Reform Now. Nancy Jensen noted that on page 3 it noted that the Apartment Association of South Central Wisconsin was in opposition to the self-help repairs ordinance. This should be changed to "appeared in support".

Ejercito moved approval of the minutes as amended, second by King with unanimous support.

4. PUBLIC COMMENT

No appearances.

5. NEW BUSINESS ITEMS

Creating Section 32.17 of the Madison General Ordinances to establish regulations for self-help repairs of leased premises by tenants as an alternative to rent abatement, and amending Section 32.04(2) of the Madison General Ordinances to establish a procedure for notice of eligibility to seek self-help repairs.

Sponsors: Austin W. King and Michael E. Verveer

King moved approval, second by LeTourneau. King would like more information on the lien waiver. He would like this referred back to the Housing Committee with discussion on the lien waiver. The issue of common area repairs needs to be addressed and how it is handled with multiple tenants. Steve Brist, Nancy Jensen, Julia Kerr and King will get together and discuss this ordinance before the Housing Committee meeting in September.

LeTourneau has a concern about jobs that are of any substance should have the requirement for insurance liability. This is not presently in the proposed ordinance. The three areas that will be worked on are: lien waivers, insurance liability and common

area repairs. The vote was unanimous.

Return to Lead with the Recommendation for Approval to the HOUSING COMMITTEE

Tenant Resource Center Update - Megan McDonnell appeared. She submitted a copy of the TRC Monthly Service Report for 2006 for review and discussion. Information will be sorted by topic with zip code and she will try to get this information for the next meeting. Ejercito asked if she had any general thoughts on the disclosure of habitual violators. McDonnell noted that TRC is information and referral oriented and they don't have any investigative ability. Building Inspection and Consumer Protection has a very useful data base. TRC is helpful in disseminating information with the tenant's rights brochure. King asked if there is a progressive discipline program with Building Inspection where repeat violations would be more expensive? Hank noted the citations increase in value after repeat violations. There are different ways to handle violations with issuing an official notice first, citation if violation is reoccurring.

Review of Rent Abatement Pamphlet - Discussion was held on the Rent Abatement Pamphlet. Ejercito noted under "Abatement Hearings", at the end of the 11th line it should be "failed" not "filed". Hank noted that on the cover, Section 32.06 does not apply to rent abatement. The Madison Area Apartment Association will be changed to Apartment Association of South Central Wisconsin with a new phone number of 826-6226. The TDD number is to be changed to TTY/TextNet 1-866-704-2318. LeTourneau asked if the self-help repairs ordinance would be included in the Rent Abatement pamphlet? King noted it should be and it should also be included in the Tenant and Landlord Rights and Responsibilities pamphlet. King moved to table this pamphlet with the noted changes until the Common Council acts on the self-help repairs ordinance, second by LeTourneau with unanimous approval of the subcommittee.

6. OLD BUSINESS

Disclosure of Habitual Violators - Discussion was held prior in the meeting. Ejercito asked what kind of role Building Inspection would play in this relative to technical capabilities and as far as legal prudence to do such a thing? Hank stated BI has always tried to avoid characterizing landlords or tenants. There are ordinances making their way through that deal with nuisance issues.

Water Utility Bill Mailing - King has not talked to David Denig-Chakroff about this yet.

Bail Schedule Update - Verveer was not present.

Hassel asked why some people were getting interest on their security deposit in the past but they are not now? Hank stated it depends on how much security deposit the tenant is paying. King noted it has to be 50% of the monthly rent in order to be eligible for interest.

7. ADJOURNMENT

The meeting adjourned at 5:33 p.m.