



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, May 9, 2013

4:30 PM

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

SCHEDULED MEETINGS:

Community Development Subcommittee: Mon., June 10, Noon, 313 MMB
Allied Development Subcommittee: Tues., June 11, Noon, 313 MMB
Housing Operations Subcommittee: Wed., June 12, 4:30 p.m., EMCC
CDA Regular Meeting: Thurs., June 13, 4:30 p.m., Village on Park, 2300 S. Park St.

CALL TO ORDER / ROLL CALL

Present: 6 -

Sue Ellingson; Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine;
Stuart Levitan and Kelly A. Thompson-Frater

Absent: 1 -

Paul E. Skidmore

1 APPROVAL OF MINUTES: April 11 and April 25, 2013

A motion was made by Daine, seconded by Levitan, to Approve the Minutes of the meetings of April 11 and April 25, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

See Item #5D

3 DISCLOSURES AND RECUSALS

None

Item #4 was moved to the end of the agenda

PRESENTATION OF CONSENT AGENDA: Excluding Items 5D, 9, and 10

A motion was made by Daine, seconded by Guerra, Jr., to Adopt the Consent Agenda. The motion passed by voice vote.

5

[29695](#)

HOUSING OPERATIONS SUBCOMMITTEE REPORT

5A [17719](#) **Housing Operations Monthly Report**

5B [30056](#) CDA Resolution No. 4027 - Authorizing the signing of a contract for;
Webb-Rethke Apartments Parking Lot Repave

A motion was made by Daine, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

5C [30057](#) CDA Resolution No. 4028 - Authorizing the signing of a contract for;
Harvey St. Apartments Parking Lot Repave

A motion was made by Daine, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

5D [29399](#) CDA Resolution No. 4022 - Approving the revised Public Housing
Admissions and Continued Occupancy Policies (ACOP) found at:
<http://www.cityofmadison.com/formshousing/index.htm>
Email attached (Shayla Shears).

Latrice Hubbler appeared to oppose changes in the ACOP Policy. Ms. Hubbler said she is a single mother and was homeless for a long time. More barriers will create more problems for homeless. Standards are set too high. She is opposed to accepting the ACOP. Guerra asked her what specifically she opposes. Ms Hubbler stated it is extremely difficult for low-income families to get into housing. Having bad credit or a conviction that doesn't pertain to housing is crucial. Daine stated she is also a resident of low-income housing. Her understanding is people are never rejected just because of their credit ever. Usually takes quite a bit of things. You get a chance to appeal decision. They want people in housing. Ms. Hubbler stated there are barriers. There shouldn't be made worse. It will no longer fit the needs of low-income families.

Takisha Jordan appeared in opposition to changes in the ACOP Policy. Ms. Jordan said she was denied based on past obligations. No felonies or criminal background. Did the appeal process and still denied. ACOP changes will create barriers for more families. Shouldn't be held responsible for activities that didn't happen on the property.

Heidi Wegleitner, Legal Action of Wisconsin, appeared in opposition (letter attached). Ms. Weigleitner said the previous speaker said it well. CDA has discretion. This will make it more restrictive.

Agustin Olvera, City of Madison Housing Operations, appeared. Olvera said credit is never used solely to deny. We do look at if they were evicted and owe \$2000 for damages. Have to use our judgment. Thompson-Frater asked if the credit issue changed. Olvera said no. The majority of tenants earn less than \$15,000 that we rent to. Levitan asked based on anything other than a pure credit matter, no bad references, no criminal activity, no bad tenancy,

no damage, do we ever deny anyone purely on credit issues. Olvera responded no.

Levitan asked about the discrimination language. Olvera said they are very restricted in how we can serve students. Have to get social security numbers.

Levitan asked about the guest policy - The issue of length of time, but ability to grieve the matter.

Sally Jo Hanks, Site Manager and Lisa Daniels, Admissions went through each and every item with Lofton and Ellingson

Levitan said it's not appropriate to consider drug use 11 ½ months ago. Not reasonable to conclude you're still doing it if it was 11 ½ months ago. Two or three months is reasonable.

Olvera said in relation to people going through a treatment program, Lisa Daniels did some research with Tellurian on drug treatment and drug addiction. 30-90 days is considered detox. 12 months after is the most important stage. Daine said it's against the law. Levitan suggested six months.

Levitan referenced page 5, base decision on reliable heresay. Lisa Daniels said that's with a police officer interview. Levitan said you can't use the police officer's notes. Olver said the issue has come up in court and we've won. Lofton said the City Attorney's Office rules on this.

Levitan referenced page 14. He is confused about what notice we provide on explaining the grounds for termination. How specific?

A motion was made by Guerra, seconded by Ellingson, to approve CDA Resolution No. 4022.

Levitan moved to amend in 3-III-b - 12 months to six. No second. Motion failed.

Guerra said we have to recognize that what we're going to pass is not perfect. Housing staff has done a lot of good work to serve the needs of the majority of the people. There are things that we can do better. We have an obligation to stand behind our team and allow them to use the tools to do the good work that needs to be done.

Motion approved 6-1 (Stuart Levitan voted no).

Ellingson asked staff to find out about this legal situation - the uncorroborated heresay so we can know what is right and if it's not right, we'll correct it next time.

7 [29088](#) Allied Development Subcommittee Report

8 [29090](#) Community Development Subcommittee Report

9 [30059](#) CDA Resolution No. 4029, approving the extension and amendment of the contract for property management services at The Village on Park between the CDA and Siegel-Gallagher Management Company.

Guerra proposed the amendment in the term of the contract so that the CDA can look at other options going forward. Daine asked we don't use CDA staff. Erdman said that CDA staff get paid twice as much.

A motion was made by Guerra, Jr., seconded by Lofton, to Approve with the following Amendment:

Change agreement term from three years to one year (March 17, 2014).

The motion passed by voice vote.

10 [29981](#) 2012 CDA Year End Financials

(See attached). Erdman said the memo said five funds; there are actually only four funds. Ellingson said she is not comfortable with the depreciation. Guerra said they talked about in detail at the Community Development Subcommittee meeting.

4 [29387](#) COMMUNICATIONS

4A [30296](#) CDA Resolution No. 4030, commending Mr. Percy Brown on his commitment and dedication to the Community Development Authority of the City of Madison.

A motion was made by Guerra, Jr., seconded by Levitan, to Approve. The motion passed by voice vote.

11 **ADJOURNMENT**

The meeting adjourned at 5:42 p.m.