



City of Madison

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

Meeting Minutes - Approved HOUSING COMMITTEE

Wednesday, March 2, 2011

5:00 PM

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

CALL TO ORDER / ROLL CALL

The meeting was called to order by Broadnax at 5:03 PM.

Staff Present: George Hank, Meg Zopelis, Natalie Erdman, Augie Olvera, Brad Murphy, Lana Mades and Steve Cover

Present: 8 -

Charlie R. Sanders; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Curtis V. Brink; Detria D. Hassel; Clarence Jackson and Satya V. Rhodes-Conway

Absent: 3 -

Bridget R. Maniaci; Philip P. Ejercito and Steven J. Schooler

Excused: 3 -

Marjorie A. Passman; LeeAnne Banks and David C. Porterfield

APPROVAL OF MINUTES

A motion was made by Jackson, seconded by Sanders, to Approve the Minutes of January 5, 2011. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

REPORTS

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

Brink reported that the meeting was cancelled due to lack of quorum.

2. [08596](#) Housing Affordability Subcommittee

Brink reported that they have been reviewing the Affordable Housing Trust Fund and discussing future use.

3. [11431](#) Common Council Update

Rhodes-Conway reported that the Ordinance to change the rental renewal period (Legislative File 16662) was referred back to the Housing Committee. There was a request to Zopelis to e-mail the most current file information to the Housing Committee members.

ROLL CALL

Schooler arrived at 5:08 PM.

- Present:** 9 -
Charlie R. Sanders; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Steven J. Schooler; Curtis V. Brink; Detria D. Hassel; Clarence Jackson and Satya V. Rhodes-Conway
- Absent:** 2 -
Bridget R. Maniaci and Philip P. Ejercito
- Excused:** 3 -
Marjorie A. Passman; LeeAnne Banks and David C. Porterfield

4. [15888](#) Housing Diversity Planning Ad Hoc Committee

Munson reported that they did not meet in February.

UNFINISHED BUSINESS

ROLL CALL

Maniaci arrived at 5:12 PM

Ejercito arrived at 5:18 PM

- Present:** 11 -
Bridget R. Maniaci; Charlie R. Sanders; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Steven J. Schooler; Curtis V. Brink; Detria D. Hassel; Clarence Jackson and Satya V. Rhodes-Conway
- Excused:** 3 -
Marjorie A. Passman; LeeAnne Banks and David C. Porterfield

5. [20936](#) City of Madison Strategic Housing Plan

Attachments: [Porterfield Rpt 12-29-10.pdf](#)
[Proposals for Planning Services.pdf](#)
[Housing Report from Murphy January 2006.pdf](#)
[Strategic Housing Plan Memo.pdf](#)
[Porterfield E-mail 3-31-11.pdf](#)

Natalie Erdman, Brad Murphy, Augie Olvera and Bill Clingan were present to discuss strategic housing planning and policy.

Natalie Erdman said there were two things she wanted to speak to with regard to the CDA standpoint. First, is the CDA's responsibility for public housing and the Section 8 Voucher Program in the City of Madison. The second is the CDA's experience doing redevelopments in blighted/challenged neighborhoods.

Augie Olvera spoke about two programs run by public housing, Section 8 and the low-income public housing programs. Under the public housing program the CDA has 886 units, spread out across 30 sites in the City. This serves about 1,600 people. Section 8 is assisting approximately 1,550 families, servicing about 3,800 – 3,900 individuals. Put together, they provide assistance to about roughly 5,500 people.

For public housing, different sites were developed at different times. The Truax property was constructed back in 1948. The most recent housing development was in 1978. The housing is getting old. There is a variety of housing, anything from efficiency apartments to townhouses to single family homes and some duplexes.

Most all of the funding for Section 8 and public housing is entirely Federally funded. They get less than one-half of 1% of their funding from the City. Approximately \$11 million is funding from the Federal Government for the Section 8 program, and approximately \$3 million for the public housing program. Family incomes are quite low. The average rent paid in public housing is 30% of the person's income. The average that CDA receives from the tenant is about \$200 per month. The average assistance for Section 8 is about \$600 per month. That is for rents the CDA pays on the tenant's behalf.

The majority of their residents are classified as extremely low income. HUD has categories of low income, which is 80% of the median population and then very low income is 50% of the median population. 30% is extremely low income. Most of the people they assist fall into the extremely low income area.

Their housing includes families, elderly, and disabled. Right now, at their Triangle market, there are 339 units. This is near Park and W. Washington Avenue. Of those 339 units, 20 years ago, it was 90% plus elderly, and now it is 90% plus younger disabled, most of which have mental health issues.

Erdman emphasized that people who are accepted into the program make less than 50% of the area median income. Payment is usually about \$200 per month from renters, about 30% of their income. HUD gives CDA the difference and that covers the operating income. The help they provide is dependent on HUD funding. HUD gives very little money for capital repairs.

Erdman said Housing staff does an excellent job providing clean, safe, quality, affordable housing, but it is getting older. CDA is in the process of saying, how do you update the old buildings? There are a number of tools used in the past. At Truax, they are using Section 42 Tax Credits for renovations.

Regarding redevelopment, the CDA has worked in a variety of locations at the request of the City. These areas were blighted neighborhoods and economically challenged areas, with very low-income residents. They have worked on Allied Drive and Lake Point, the Monona Shores area. They are now working in South Madison and the Badger redevelopment district. They want to bring in quality rental housing. Usually, private entities are not servicing these areas. There is a need to stretch diversity of housing in those areas. How do you put in ownership to stabilize the population in affordable housing and quality housing areas? They need to provide a network of homeowner education to make people successful. They need energy efficient housing or it is not affordable. Those are the challenges. The private market is not working and CDA is working.

Olvera said there are approximately 1,000 people on the waiting list right now. The Section 8 Program is closed at this time. They have authorization for up to 1,700 vouchers, and could serve about 1,550 people, but HUD is limiting them right now.

Rhodes-Conway asked how the Housing Committee can assess the need. Is there a way looking forward to work with CDA to get the data? Olvera said CDBG does the needs assessment. HUD is simply looking at the statistics of what people are paying vs. what their income is. 10,000 households in Madison are paying 40% of their income for their housing.

Rhodes-Conway asked what the sense is on the Federal level of how secure the HUD funding is. Olvera said he has heard there is flat funding for this year or a loss/cut. 4% cut and a 25% cut. Section 8 has anywhere from flat to an 18% cut in funding. Until Congress makes a final determination there is no way to know. We are already in March and we do not have a number for this year. If there is a cut, they would have to eliminate families from the program. About 500 families would have to be kicked out or receive reduced funding. Fortunately, last year, HUD gave them funding to make things whole. Erdman said both the 2011 and 2012 budgets are in play.

Munson asked if any funds flow through State distribution and the answer was "no". Villacrez asked how the CDA obtains properties. Olvera said they have built units or acquired some buildings. Erdman said CDA has done some construction of affordable housing but they don't manage. HUD has not been given any more money to build in a long time. Erdman said non-profits put up a very small number of 30% AMI units.

Hassel said there is a need for this housing and asked for clarification about people being turned down and closed list. If there is such a need, the City should look at housing policy changes. Why are people not getting housing? There is a revolving door at shelters and people are having a hard time getting housing. Olvera said there is not a supply of housing. Hassel said these people should ask the landlords about why they are being turned down for housing.

Jackson asked who else helps in the community. Olvera said Porchlight, Northport, Commonwealth Development, and Project Home help. Jackson asked if these organizations communicate or do referrals. Erdman said that Third Sector housing does referrals. Olvera said CDA provides a list of housing organizations. Schooler said these people do have access to the housing lists and resources. Dane County has a list on their website. Jackson asked if there are waiting lists for other agencies and was told that many lists are closed.

Maniaci referenced she has an affordable neighborhood and discussions at her neighborhood association are about non-profit housing coming into the neighborhood. Do they have a sense of the dynamics citywide and within specific neighborhoods on the pressure of affordable housing? Are they seeing pressure from development pushing up the waiting list citywide? Erdman said they are looking at housing people with affordable rents.

Olvera said things have improved in the Section 8 area. People used to turn vouchers back in because they couldn't find rents to work. More landlords are now involved in the program and people are not turning vouchers back in. Erdman said things are going to depend on what kind of strategic plan the Housing Committee comes up with. CDA may use that to determine what tools they can use to work on this.

Clingan said it is tough to know what the numbers mean. It depends on how much money we have vs. the need. What is a housing problem in relation to low wage jobs? There is a lot of information to sift through and it requires a lot more analysis. Our wages are definitely out of whack for what is being paid for mortgages/rent. Housing costs are higher and wages are lower. Clingan said almost half of the kids in Madison school district qualify for reduced fee lunch.

Schooler said that more than half the people staying in the Salvation Army shelter are working, but cannot pay for housing. There are 40,000 students here and that has affected housing. We have not replaced low-cost housing.

Maniaci asked if these options are being phased out in terms of Zoning. Brad Murphy said the Zoning Code will continue to accommodate this type of housing. They are not eliminating single room occupancy. Rhodes-Conway said it would not be in Zoning Code. Murphy said they will have recommendations in the Downtown plan. This should be out for review in late April. They are using a comprehensive plan (see Housing handout from Murphy). As the Committee thinks about doing the plan, they should look at this document as a way to provide a framework/broad overview. There are lots of programs already being implemented through CDA and through Bill Clingan's group. It also speaks to need to maintain housing and integrate throughout neighborhoods.

Murphy said there are several things listed in the document he provided. Some are out of date. In addition to the comprehensive plan, the Committee should remember the City has other plans. Murphy displayed a map of locally focused plans. Some are corridor plans, neighborhood plans, and new development for the edge of the City. There are goals, objectives, and what they would like to see in areas. For existing areas, there are goals/issues to work on. Issues differ based on the needs of the neighborhood, such as maintenance of housing stock and providing more affordable housing. There

are over 40 plans that provide some basis for housing policy based on areas in the City.

Schooler said there is reliance on bus routes because many of these people do not have vehicles. Clingan said when you look at where low income families live in the City, it is a bit more spread out than you think. Low-income tend to ring the Beltline and not settle in Downtown, which is not how it normally works.

Clingan said projects are brought to them. They are not the only money in the game; they are part of a funding stream. They turn out a lot of owner-occupied, home repairs and rentals. Some get referred to Percy Brown for installment loans. They have a down payment assistance program. They also get pulled into larger programs like Truax and Burr Oaks. Wingra Commons is going to the CDBG Committee on March 3, 2011.

All of the HOME funds are housing related. The CDBG side is more flexible money. Nationally, only 6.7% of CDBG dollars are used on job development/creation. More money has been spent on housing. The Federal Government wants them to balance out the numbers more. Two-thirds of the money is spent on housing items.

Olvera said they want to get assistance to people. However, there are applicants they don't think are going to be successful in their housing (criminals, etc.) There is a need for more transitional housing to get some case management assistance. Schooler said they have been trying to get people in permanent housing with support services. They have moved away from the transitional housing option.

Clingan said there are 24,000 kids in public schools, with approximately 7,000 transitions during a year. That could be a family bouncing around. Marj Passman would most likely have info on the school district. Murphy spoke about housing turnover and how that affects the school district. It is very hard to track that data when it moves so quickly. Link for Neighborhood Indicators Project: <http://madison.apl.wisc.edu/>

6. [20937](#) Presentation of People's Affordable Housing Vision

Attachments: [People's Affordable Housing Vision.pdf](#)
[Peoples Affordable Housing Vision Handout at Meeting.pdf](#)
[Sue Wallinger E-Mail Update 1-24-11.pdf](#)
[Registration Statements 1-5-11.pdf](#)

No discussion on this item.

NEW BUSINESS

ROLL CALL

Rhodes-Conway left at 6:10 PM.

Present: 10 -

Bridget R. Maniaci; Charlie R. Sanders; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Steven J. Schooler; Curtis V. Brink; Detria D. Hassel and Clarence Jackson

Excused: 4 -

Marjorie A. Passman; LeeAnne Banks; David C. Porterfield and Satya V. Rhodes-Conway

7. [20900](#) Amending the 2011 Adopted Operating Budget to Reappropriate \$507,248 from Direct Appropriation to Capital to the Affordable Housing Trust Fund.

A motion was made by Schooler, seconded by Sanders, to Return to Lead with the Recommendation for Approval, to the BOARD OF ESTIMATES. The motion passed by the following vote:

Excused: 5 -

Shimanski; Passman; Banks; Porterfield and Rhodes-Conway

Ayes: 10 -

Maniaci; Sanders; Ejercito; Broadnax; Munson; Villacrez; Schooler; Brink; Hassel and Jackson

8. [21167](#) Discussion on Greater Enforcement of MGO Chapter 32 - Landlord and Tenant

Attachments: [Wegleitner Reg Statement 3-2-11.pdf](#)
[Ch 32 Bail Schedule.pdf](#)

Heidi Wegleitner registered in support.

Assistant City Attorney Lana Mades was present and provided a summary of what she does in the City Attorney's Office. She is not an advocate for the landlord or tenant; she provides enforcement.

Generally, someone calls or e-mails an issue to the City Attorney and it is then referred to Mades. She reviews the law and responds. She represents the City of Madison and not the caller. She describes the process and the possible outcome to the person inquiring.

Mades obtains a written statement. In the past 4 months, the vast majority of call-ins never followed up. There was a total of twenty-one calls in four months. Of the twenty-one calls, twelve never followed-up. With three of the calls, the tenant did not provide accurate contact info. Two of the requests were for legal request and advice, which is outside of her role as a prosecutor. Two had insufficient grounds to prosecute. Two calls were referred to Building Inspection for safety and maintenance issues outside of the scope of Chapter 32. She has only received two - three additional calls. Doran Viste and Adriana Peguero (of the City Attorney's Office) said their estimate of the number of calls was about the same as her experience. She does not think another full position is needed to address the issues. This should not happen in City Attorney's Office due to the more investigative aspect.

Ejercito asked how often Mades refers calls to Madison Police Department or if calls get referred by Police to her office. Mades does not receive these calls. Marcy Paulson or someone else in the office would take care of that. Ejercito

has experienced problems wherein he awoke to find two - three men in his apartment, without his knowledge, taking his belongings. This was a very scary situation and police did not respond. Ejercito and Maniaci want Mades to attend the Landlord & Tenant Issues Subcommittee for further discussion of this issue.

Both Hank and Mades said there is no specific Police liaison. There was a request that a representative from Police attend a meeting to speak to this issue. Maniaci wants to formalize a reporting process with Building Inspection, the City Attorney, Police and Information Technology.

Mades is the Housing Committee's go-to person in the City Attorney's Office. Mades handles prosecution, issues with Building Inspection, and Landlord/Tenant issues, as well as Traffic Court.

Brink said there is tenant retaliation as well. There is no recourse for the landlord. There is a need to look at both sides. Hank said Police will be hesitant to write citations because the fines are so high.

A motion was made by Schooler, seconded by Ejercito, to Refer to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE meeting of March 17, 2011. The motion passed by voice vote/other.

ROLL CALL

Hassel left at 6:20 PM.

Present: 9 -

Bridget R. Maniaci; Charlie R. Sanders; Philip P. Ejercito; Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez; Steven J. Schooler; Curtis V. Brink and Clarence Jackson

Excused: 5 -

Marjorie A. Passman; LeeAnne Banks; Detria D. Hassel; David C. Porterfield and Satya V. Rhodes-Conway

9. [21483](#) Discussion on Meeting Attendance and Procedure for Rescheduling Cancelled Meetings.

No discussion on this file. A motion was made by Jackson, seconded by Sanders, to Refer to the HOUSING COMMITTEE meeting of April 6, 2011. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Ejercito, seconded by Munson, to Adjourn at 7:03 PM. The motion passed by voice vote/other.