



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, April 11, 2013

4:30 PM

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

SCHEDULED MEETINGS:

CDA Special Meeting: Thurs., April 25, 4:30 p.m., 313 MMB
CD Subcommittee: Mon., May 6, Noon, 313 MMB
Allied Development Subcommittee: Tues., May 7, Noon, LL-130 MMB
Housing Operations Subcommittee: Wed., May 8, 4:30 p.m., 120 MMB
CDA Regular Meeting: Thurs., May 9, 4:30 p.m., Village on Park

CALL TO ORDER / ROLL CALL

Present: 7 -

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

1 APPROVAL OF MINUTES: March 14 and 28, 2013

A motion was made by Guerra, Jr., seconded by Bruer, to Approve the Minutes of the meetings of March 14 and March 28, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

Karen Hall, Tenant Advocacy Group, appeared as a concerned citizen and professional. She has concerns about the proposed changes to the ACOP. Most families who need housing assistance have bad credit. Be understanding of where they're coming from. Most people are more than willing to work on it once they have stable housing. She has been a resident manager in the past. Someone using drugs off of the property should not be punished. She can understand no drugs on site. She thanked the Board for all their work.

See attached email communication from Georgie Nazos.

3 DISCLOSURES AND RECUSALS

None

4 [29387](#) COMMUNICATIONS

CDA Resolution No. 4026 thanking Alder Bruer for his service (please see attached).

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

Alder Bruer said that his first meeting as a council member was a CDA meeting. Now it's also his last meeting.

PRESENTATION OF CONSENT AGENDA

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: 5B, 5C, 5D, 9 and 10

- 1) Items which have registrants wishing to speak.
- 2) Items which require an extraordinary or roll call vote and are not included on the consent agenda by unanimous consent.
- 3) Items which commissioner(s) have separated out for discussion/debate purposes.

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

5 [29695](#) HOUSING OPERATIONS SUBCOMMITTEE REPORT

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

5B [29401](#) Information on Sequestration and Federal Budget Outlook
- Public Housing
- Section 8

Erdman said there is a continuing resolution passed by Congress which has kept the sequestration in place. For 2013, unless Congress makes some unlikely amendment to the budget, we will have a shortfall this year. Will cover with reserves. 2014 budget process - will watch for that budget.

Olvera said information is still coming. Have some numbers for 2013 so we'll try to do some projections. Erdman said we will probably break even for 2013.

Tom Conrad said we know what our options are on Section 8. Ran into a problem in 2009. HUD stepped in at that time. We were given special funding. Large number of housing authorities in the country right now who are having problems with their 2013 budgets. HUD is working with them. We could reduce everybody's subsidy by a little bit.

Guerra asked if we should be proactive and start doing that now. Erdman strongly recommends against that. Guerra asked at what point do we become proactive.

Olvera said we started last year.

Erdman explained the more vouchers you have, you need to keep your scale up because they're not paying us enough to have a smaller program. Housing authorities that constrict get less money the next year. So you need to keep your numbers up. Making up the shortfall with reserves.

Guerra asked what our shortfall is.

Conrad said HUD created a 2-year projection model. Typical proration has been 99%. First time in history, it's 94% because of sequestration. Manage the program with the best information we have going forward with what 2014 funding will be. Can't do it ahead of time. Spend more each year. Maximize number of families in the program.

5C [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>

Karen Hall was called back to the table. Daine said that the Housing Operations Subcommittee passed Resolution No. 4022 with a condition. Olvera said regarding excess utility charges and maintenance charges, it will be clarified on the invoice that the tenant can request consideration of a payment plan (that's currently the policy).

Daine asked Hall whether she had experience where people are denied solely on credit. Hall said there are so many factors tied in. Daine said it's not a practice to deny solely on credit

Heidi Wegleitner, Legal Action of Wisconsin, appeared and distributed various papers to the Board (attached). Wegleitner stated that meetings should be held in public places. Can't get in to Housing Operations conference room if you're late. Her reply to Housing's response:

1. Nondiscrimination - Concerns could be addressed with some simple language.
2. Racial disparities. Use evidence other than a criminal record. Limit evidence. Reliable evidence of a criminal conviction.
3. Problems with denials based on negative credit history. Existing policy should be maintained. Recommend that the CDA have a policy they're not going to deny based on credit unless they owe for housing or a utility company. Someone shouldn't be punished for medical debt.

Olvera suggested approving it tonight and make modifications in the future. Credit is not something we deny something for on just that basis alone. There are other factors. Can't outline every possible circumstance.

Erdman said that Wegleitner should finish her remarks. Staff can present their side and we should decide.

Wegleitner said people do get denied based on credit.

Olvera said staff worked on the ACOP Admissions Plan for six months based on years of experience. Reviewed it with City Attorney, revised it, put it out for public comment in January. Introduced it in February to Board. Received comments, responded to those comments. Had public hearing at the Housing Operations Subcommittee. Second meeting held in the basement to make it more accessible. Meeting last night. Last night there was one additional person who came to make public comments - issue with credit. Credit is listed as one of the reasons you can be denied. Look at a variety of things. Try to be fair and compassionate. Our staff works with residents to help them keep their housing. That's why we have criminal health social workers. Try to work with residents. Go to great lengths to help people stay in their housing. Have to write the policies to give us the teeth to take action. All of this is written based on our experience. Written to give us some ability to act.

Students are exempt from Federal law. It would conflict with Federal law to include them as a protected class.

Ellingson moved to refer discussion of this to April 25 Special CDA meeting. Levitan seconded the motion.

Guerra said the Housing Operations Subcommittee's job is to make recommendations to this Board. We don't need to go over every detail. Trust the Housing Operations Subcommittee. We should support them.

Daine said she has heard testimony from people who are affected by this and want it approved. She is a resident herself.

Erdman suggests that Ald. Ellingson and Levitan take a look at this and get together with Housing staff. Take it up at next meeting. Communicate with Chair and decide how to bring this back.

Motion approved by voice vote.

5D [29661](#) CDA Resolution No. 4024 - Authorizing the filing of revised Capital Fund Performance and Evaluation reports for the 2009, 2010 and 2011 Grants

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

6 [29086](#) Economic Development Status Report

7 [29088](#) Allied Development Subcommittee Report

8 [29090](#) Community Development Subcommittee Report

9 [27725](#) Strategic Planning

Erdman said we have adequately set forth 5-year priorities. Neighborhood Revitalization - need to brainstorm actions on that. Take those 5-year priorities/strategies and create a survey and go to a variety of stakeholders, take a look at some non-profits that we have worked with and for-profits and show them our priorities. Get input from them and bring it back to CDA at June meeting. Still have to work through evaluation criteria and one-year action plan.

REVITALIZE NEIGHBORHOODS:

- Step up where private sector isn't and don't where the private sector is.
- Step up in transitional or troubled neighborhoods and where we have existing relationships and not where we don't.
- Stuart & Tim left @ 6:09 p.m.
- Proactive or reactive (Alder or Mayor asks us to intervene). Role for us in being proactive (Consistent with not interrupting the private capital markets. General indicator that would tell us where we should be proactive or reactive). Semi-annual exercise - decrease or increase in housing values. Figure out where issues are starting. Have a mechanism, trend lines, increase in crime, decrease in property value, etc. Is there a necessity for us to intervene? Does it meet XYZ?
- Neighborhood Resource Teams - Neighborhood Indicators
- Put in place overall neighborhood revitalization strategy
- Having an exit strategy
- Reduce the contact time that we have in a region
- Review each of existing 9 neighborhoods identified by neighborhood resource teams.

10 [29696](#) Business by Commissioners

11 **ADJOURNMENT**

A motion was made by Guerra, Jr., seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:30 p.m.