



City of Madison

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

Meeting Minutes - Draft CDA HOUSING OPERATIONS SUBCOMMITTEE

Monday, August 5, 2013

4:30 PM

Brittingham Apartments
755 Braxton Place - Community Room
Madison WI 53715

1. CALL TO ORDER / ROLL CALL

Chairperson Zamzow called the meeting to order at 4:30 p.m.

CDA Staf Present: Lauren Andersen, Tom Conrad, Natalie Erdman, Sally Jo Hanks, Callie Jo Reyes, Augie Olvera, Melissa Steinmann

Present: 6 -

Sue Ellingson; Marilyn A. Feil; Jerome Holliday; Trina Protz; Paul E. Skidmore and Debbie K. Zamzow

Absent: 1 -

Andrew F. Heidt

2. APPROVAL OF MINUTES

A motion was made by Jerome Holliday, seconded by Paul Skidmore, to Approve the Minutes of July 8, 2013. The motion passed by voice vote.

3. PUBLIC COMMENT / SUGGESTIONS FROM RESIDENT REPRESENTATIVES

Resident in #B206, Brittingham, would like the heat turned up in the winter. The temperature is at 70 degrees. She is from a warm climate, she is not used to the cold weather.

Trina Protz commented that she is hearing that S8 participants are feeling the hit of lower vacancies and increasing rents.

Sariah Daine reports that the Romnes elections are set for August 30, 2013. Resident Association is excited.

A Resident would like minutes posted on website sooner.

Residents would like to see more trash cans on the property. Sally Jo is working on this issue.

Denise Gallagher - expresses concern for her interaction with another resident. She has been in contact with the Site Office and is hoping for a resolution to her problem.

Sally Jo stated the most important thing to recognize is this is not a group home situation where we can manage how people spend their time each day. We do work hard to try and mediate any disputes neighbor's are having and come to some kind of resolution. We can't mandate anyone go to meetings on how to behave. Our social worker is working with people. Residents are referred to a service coordinator to help resolve an issue. If there is enough substantiated backup evidence, the tenant would be asked to meet with the management and the social worker. We bring out the lease and talk about that and talk about their behavior. Eviction might be the next step depending on the situation and violation. The Triangle service coordinators are signed up for an upcoming bullying conference August 16th related to behavioral issues in Public Housing.

Resident Kelly Rich states concern about building air quality. She asked if there is a way to turn the vent around so pollutants don't come into the hall way? Also, she states non-residents are going around

jiggling door handles to find out if apartments are unlocked. She would like to see the locks moved to the door handles.

Sally Jo states the exhaust system is there by building code that we have fresh air intake. We are sympathetic to Kelly and her allergies but we are bound by code to have those vents there. The handles would be expensive to change on every door. The system now is the deadbolt has a lock. Not sure if that would stop anyone from turning the knob and making less noise.

Augie states we have received complaints at Truax. We put locks on the handles there and people go out their doors and get locked out. They don't want the locks on the handle so we are having the opposite problem there.

Sally Jo suggests you call the police if you see something suspicious happening. JBM Security is working closely with Sally Jo on security matters.

Jerome Holliday states he would like to see more efforts being made to improve the landscape. He would like to see more ash trays put in as people are throwing their cigarette butts on the ground.

Sally Jo has been working with Messner's and has a bid from them and landscaping is in the works. They will be re-barking around Brittingham on the W. Washington side. We will be taking out the Arborvitae and putting in more perennials. At Gay Braxton, we are working on standardizing the look of the plants and getting rid of the scrubby looking trees.

We are also looking at changing the carpet in the next few years.

Resident would like clarification on barbeque grills.

Sally Jo states it is a fire code violation. We can't have grills kept in apartments. The fire department does not allow it.

4. DISCLOSURES AND RECUSALS

None

5. REPORTS

Housing Operations Monthly Report

Augie Olvera stated the July occupancy rate is at 98%. The National Equity Fund reviewed our files and they were pleased. WHEDA also came out and they are both very pleased with what they see. Our vouchers were at 1,582 in July, and includes family unifications/veterans. We have people in screening for Family Unification and they will show up in future reports. We have 25 Veterans Vouchers we are trying to get out. We are working with Veterans Administration. It will take a few months for them to get used.

A motion was made by Zamzow, seconded by Skidmore, to Accept. The motion passed by voice vote/other.

6. NEW BUSINESS

Augie states that there is a conflict with City Budget meeting times on September 9th and October 7th, 2013. It was decided that the subcommittee will meet at 3:00 p.m. on both September 9th and October 7th at the CDA office in the Madison Municipal Building.

Andy Heidt has resigned and is no longer on the committee.

7. ADJOURNMENT

The Meeting adjourned at 5:30 p.m.