



# City of Madison

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

## Meeting Minutes - Approved CDA HOUSING OPERATIONS SUBCOMMITTEE

---

Monday, July 7, 2014

4:30 PM

Romnes Apartments  
540 W Olin Avenue (Community Room)  
Madison, WI 53715

---

### 1. CALL TO ORDER / ROLL CALL

Chairperson Zamzow called the meeting to order at 4:35 p.m.

**CDA Staff Present: Augie Olvera, Melissa Steinmann, Liz Yszenga**

**Present:** 5 - Ellen Judd; Sariah J. Daine; Marilyn A. Feil; Jerome Holliday and Debbie K. Zamzow

### 2. APPROVAL OF MINUTES

June 9, 2014

### 3. PUBLIC COMMENT / SUGGESTIONS FROM RESIDENT REPRESENTATIVES

Mary Danks spoke on behalf of some tenants at Romnes who are interested in getting a dish network for the building. Mary indicates she and Mr. Olvera have discussed this prior to this meeting. She also indicates she was able to obtain signatures of people in the building interested in a dish and have emailed the names to CDA. Bob from Dish Network came out and went through all the wiring in the closets. He indicated he could use existing areas to put up satellites. People have been asking especially with football coming up what is happening with the dish. We are here because we can't afford market rate rent and are unable to afford cable. There are a lot of people that can't get out of their apartments and the only thing they have is cable.

Mr. Olvera stated that several years ago he received a call from Charter Cable Service wanting to upgrade the wiring, technology has changed and they wanted to install new wiring. Charter would ask exclusive use of Charter services for the building and it would be over a ten year period. They also wanted CDA to market their services and hand out broucher's to people at move-in. Mr. Olvera took the contract to the CDA Board and it was rejected as they didn't feel CDA should be endorsing one product over another. Charter then said they would not upgrade our wiring as there was no incentive to do it. I also spoke to Star Satellite and the guy came out and said he could install two dishes on this building but it would be at CDA's expense. The equipment is expensive. Vendors all want to charge us for the equipment they install.

Deb Zamzow recommends to Mary to the dish vendor she spoke to put the proposal in writing and ask them to cap it, going five years out. The CDA is not a cable company, get it in writing and get back to Augie. Ms. Zamzow suggested an effort to find out what those costs are and present it to the CDA Board and then give it a rest for awhile.

Liz pointed out that Charter does wiring repairs at Romnes. Charter system is what is in most apartments.

Marilyn Feil suggests that she would be willing to help residents with this issue, they would need to call her. She would like to discuss this wiring issue more at the next meeting. Would someone from the City IT Department be able to attend the next meeting?

Mr. Olvera comments that he would not be able to answer that question at this time and that he would have to speak to the IT Department to see if they would be able to attend and it would depend on their availability.

Roger Clark comments about the mustard weed and the need to remove it. He states he has allergies. He also stated his apartment has flooded twice because of drainage issues.

Augie indicates Romnes has been slated to take out shrubs and so the mustard weed would also be removed and that we would look at the drainage issue.

Cookie Martin Smith talks about the money they get from the Resident Association and restrictions on how it can be used. This is a building with elderly people and we would like to have a holiday party. Is there a way you can take that into account for this building? We would all appreciate more social type activities here.

Augie comments that HUD restricts how you can spend the money. We do not have an Agreement with the Romnes Resident Association.

Liz indicates the previous Resident Association disbanded. At present residents could still have a holiday party. Nothing prohibits residents from having a get together. Residents could do a pot luck anytime.

Cookie talks about upgrades to the building and basic maintenance issues like replacing toilets and stoves.

Liz indicates that Romnes recently had the hallways painted and new lighting put in the lobby. We won't replace toilets and refrigerators just to replace them. If they stop working, then we would certainly replace them. Liz also talks about the fact that the roof, siding and parking lot recently were replaced. She also indicates the parking lot lighting will be redone this year as well, these improvements total close to \$1 million.

Terry Farley asked about landscaping and would like to know about the bushes that seem to be dead.

Liz indicates they are working on landscape issues and some bushes and trees will be coming out. This past winter was very hard on shrubbery.

Jerome Holliday indicates the Triangle has started a financial outreach educational program for people applying for Section 8. We also lost 3 nurses to retirement this year. We do have a nurse that is on site for 3 more months. The growth of the library has been extended to Sundays and we are starting a new computer class as well. The grounds work has been great and the new parking lot is a great improvement. We also had same problem with dead trees this year. It would be nice if we could get the dead trees removed because it is an eye sore. We have been seeing more traffic of homeless people who live across the street in the park coming on to our site.

#### 4. DISCLOSURES AND RECUSALS

None

#### 5. REPORTS

##### 5a. [17719](#) HOUSING OPERATIONS MONTHLY REPORT

Augie presented Housing Operations Monthly Report.

- We are at 98% this past June. HUD goal is 98%.
- We received about five million dollars to build 48 new units at Truax. We hope to start construction in September and once we build 48 new units, we will move residents into those new units and demolish the old units.
- HUD told us we had to raise our rents to a minimum of 80% of fair market rent as determined by HUD. Every year they do a determination and say this is what we consider the fair market rent in the area. Public Housing must charge at least 80% of fair market rent. That means rents will go up for some people. You will continue to pay 30% of what you pay unless you are at the maximum rent already. It affects 25 people here at Romnes. It affects 60 or 70 total people in CDA's Public Housing.
- We are working with the VA to get a new allocation of 23 vouchers specifically for homeless veterans. There has been a problem finding landlords who will take these veteran vouchers.

A motion was made by Holliday, seconded by Judd, to Approve. The motion passed by voice vote/other.

**6. NEW BUSINESS**

- 6a. [34757](#) CDA Resolution No. 4088 - Authorizing the signing of a contract for project: Stein/South Thompson - Siding Replacement
- A motion was made by Holliday, seconded by Judd, to Approve. The motion passed by voice vote/other.

**7. ADJOURNMENT**

The meeting adjourned at 5:40 p.m.