



# City of Madison

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

## Meeting Minutes - Approved CDA HOUSING OPERATIONS SUBCOMMITTEE

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Wednesday, February 13, 2013

4:30 PM

Madison Municipal Building  
215 Martin Luther King, Jr., Boulevard  
Housing Operations Division - Suite 120  
Conference Room (First Floor)

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### 1. CALL TO ORDER / ROLL CALL

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

CDA Staff Present: Sherri Amos, Tom Conrad, Lisa Daniels, Natalie Erdman, June Garvin, Sally Hanks, Vicky Kutz, Augie Olvera, Melissa Steinmann, Liz Yszenga

City Staff Present: Steve Brist, Assistant City Attorney

Visitors Present: Edward Huharski, Ben Obregon, Heidi Wegleitner

**Present: (5) Sariah Daine; Sue Ellingson; Marilyn Feil; Trina Protz; Deb Zamzow**

**Absent: (2) Andy Heidt; Jerome Holliday**

### 2. APPROVAL OF MINUTES

Meeting minutes of December 12, 2012

CORRECTION: "The December 12, 2012 meeting was called to order on a motion by Deb Zamzow, and seconded by Sariah Daine."

**A motion was made by Ellingson, seconded by Daine, to Approve with correction above. The motion passed by voice vote.**

Meeting minutes of January 9, 2013

None - No quorum

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

Sariah Daine provided updates:

- The Romnes Resident Association is working well with League of Women Voters to assist with election.
- Romnes residents are pleased with snow removal efforts

Ben Obregon, volunteer library manager at the Triangle, expressed interest in becoming a Subcommittee member. Obregon also provided library updates:

- Library is open with morning, evening, and weekend hours
- Computers are used daily
- Office supplies are needed
- Obtaining volunteers has been difficult

4. DISCLOSURES AND RECUSALS

None

5. REPORTS

5a. Housing Operations Monthly Report

Augie Olvera presented the monthly report.

Marilyn Feil expressed concerns about the closing of the Public Housing wait list, because she has clients who are non-citizens.

Lisa Daniels stated that the current wait time is several years and those clients could apply when the wait list is shorter at re-opening.

**A motion was made by Daine, seconded by Ellingson, to Approve. The motion passed by voice vote.**

5b. Section Eight Management Assessment Program (SEMAP)  
Self-Certification

Tom Conrad reported that the CDA has to self-certify Section 8 performance each year and historically the CDA scores as a "high performer," which is a minimum requirement for receiving new vouchers.

6. NEW BUSINESS

Public Housing Admissions and Continued Occupancy Policy (ACOP)  
Discussion

Edward Kuharski, Architect of Occupy Madison:

- Recommends keeping the homeless preference, because there are service gaps in housing the homeless
- Criteria triage on who gets into the program is an issue with criminal criteria not defined
- Would like to know why there is a chronic shortage of Section 8
- Does not understand why there is a two-year wait list and sees long waiting lists as a sign of non-function
- Recommends making use of private community and making roofs for people, despite austerity
- Believes that there is a gentrified and extreme stock of housing with luxury apartment projects being approved and affordable units being lost
- Recommends not to take any direction from the Mayor

Heidi Wegleitner, Attorney with Legal Action of Wisconsin / Dane County Supervisor:

- Requests the CDA show more understanding for low-income people, and to think about those already marginalized
- Believes that the CDA screens out a huge percentage of folks because they are poor
- Believes that The CDA does not consider a person's ability to pay debts or mitigating factors related to disability
- Requests the CDA to allow reasonable re-payment options for maintenance charges in lieu of eviction
- Believes that the CDA should not be charging fees for maintenance and not for normal wear and tear
- Recommends guests of residents be allowed to stay up to 45 cumulative days
- Recommends more flexibility with verification of excluded household member, who cause problems and who no longer live in the unit
- Requests to keep the homeless and domestic violence preference due to safety issues
- Recommends the CDA remove police contact, arrests, and civil ordinance violations from the definition or criminal activity
- The CDA uses CCAP reports, which she believes is hearsay
- Believes that Madison has the worse rates of racial disparity in the country

Sariah Daine stated that less restrictions might be more appropriate at properties that are non-subsidized. Legal Action's proposed policy changes seem to make the umbrella stonger over those who have no control and less stronger over the people who live in Public Housing. The government should not be supporting guests in a subsidized unit and tenants should take responsibility in paying for tenant-caused maintenance costs.

Sue Ellingson, stated that she would like to take more time on the matter.

Marilyn Feil, recommends a special meeting for more resident input.

Natalie Erdman, recommends that CDA staff make presentations on preferences, admissions criteria, and continued occupancy.

**A motion was made by Ellingson, seconded by Daine, to Postpone to the next month's meeting. The motion passed by voice vote.**

## 7. ADJOURNMENT

**A motion was made by Ellingson, seconded by Daine to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:59 p.m.**