



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved CDA HOUSING OPERATIONS SUBCOMMITTEE

Monday, July 8, 2013

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 4:30 p.m.

CDA Staff Present: Natalie Erdman, Augie Olvera, Melissa Steinmann and Elizabeth Yszenga

Present: 5 -

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

Absent: 2 -

Andrew F. Heidt and Trina Protz

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/other.

3 PUBLIC COMMENT / SUGGESTIONS FROM RESIDENT REPRESENTATIVES

Jerome Holliday is asking for a WIFI router. The cost of the router is \$149.99. It would go into the computer room at the Triangle.

Romnes residents said they would like to have WIFI at Romnes.

Augie indicated that Charter had a contract at Romnes but has expired. Charter would like us to renew the contract. The mayor has asked us to look into low cost internet service. Augie had discussions w Dish/Star dish service and they came out to look at our properties. They said they could put 2 dishes on top of the bldg for internet/tv services. We are looking into this and have not worked out any agreement. Augie is hoping to have an answer in the next few months.

Residents expressed concern for visitor parking and felt that it was difficult to find parking. Elizabeth Yszenga stated she recently had engineering make some signs and it is on the maintenance 'to do' list to install them.

4 DISCLOSURES AND RECUSALS

None

5 REPORTS

Housing Operations Monthly Report

Augie Olvera presented Housing Operations Monthly report.

- We are doing well on occupancy rate. We are at 98%.
- West and East sites are working with Urban League trying to enroll families.
- Eight million in tax credits not quite enough to do construction. Once we secure gap funding we hope to start redevelopment process and settle into a design so that we can bid it out and start construction spring 2014. We will build 48 units. 30 residents in townhouses at Wright/Anderson buildings will be moved to new units.

Natalie Erdman added that we just turned in paperwork for funding at Truax to fill in a portion of the gap. The tax credit quotes we are getting are a bit higher than we anticipated, so that is good news. January 1st of 2015 would be anticipated move in date.

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

6 NEW BUSINESS

CDA Resolution No. 4031 - Authorizing the filing of Revision 2 of the 2012 Capital Fund Grant

Augie Olvera explained CDA has a five year Capital Fund Program that outlines what we propose to do over the next five years at each location. We can distribute copies of the last five year plan if you would like a copy of that. Augie and Liz indicate at Romnes, the parking lot, the roof, the shakes and an elevator upgrade had been done over the last couple years. The middle elevator at Romnes is still a problem. The equipment is old and they no longer make the parts. We are looking into getting new equipment for that elevator.

Augie Olvera presented the summary sheet for the Comp Grant. We submit estimate amounts to HUD. We would have to submit revisions to show actual amounts.

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

CDA Resolution No. 4032 - Amending the Administrative Plan (Section 8 policies) to match the recently approved Admissions and Continued Occupancy Plan (Public Housing policies) regarding the definition of Disposition

* ACOP - PH and S8. The board would like to see the language. Augie is to provide the paperwork at the next meeting.

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

7 DISCUSSION ITEMS

There is a discussion in regard to meeting location for the Subcommittee Meetings. Some members are concerned about being locked out of the MMB building. Augie informs us that meeting rooms are difficult to get. CDA has a staff member that stays late to let people in and a sign and doorbell have been used. Both measures will be used at future meetings.

Resident discussion as to posting an agenda along with the meeting time/date so residents know what the meeting agenda is.

Marilyn inquired if CDA is doing anything to create additional housing, like the SRO being studied. Augie Olvera indicates CDA is working on that project with Community Development Division.

Natalie Erdman stated the SRO Housing is geared toward helping people with low income and

homelessness, one mechanism the city is looking at. Truax Phase III could have an affordable housing component to it. Creating affordable housing in the City of Madison for people with lower incomes is being addressed at the CDA Board level.

Marilyn Feil indicated she heard landlords are not renting to S8 Voucher holders. She wanted to know if Tom Conrad has heard anything about that.

Augie reported that CDA will keep an eye on it. He indicated Tom Conrad could report on it at the next meeting.

8 ADJOURNMENT

A motion was made by Sue Ellingson, seconded by Paul Skidmore to Adjourn. The motion passed by voice vote/other.

The Meeting Adjourned at 5:30 pm