



# City of Madison

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

## Meeting Minutes - Draft CDA HOUSING OPERATIONS SUBCOMMITTEE

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Monday, June 9, 2014

4:30 PM

East Madison Community Center (EMCC)  
8 Straubel Court - Meeting Room  
Madison, WI 53704

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Chairperson Zamzow called the meeting to order at 4:32 p.m.

**CDA Staff Present: June Garvin, Augie Olvera, Melissa Steinmann**

**Present:** 4 - Sariah J. Daine  
Marilyn A. Feil  
Jerome Holliday  
Debbie K. Zamzow

### 1. CALL TO ORDER / ROLL CALL

### 2. APPROVAL OF MINUTES

**A motion was made by Daine, seconded by Holliday, to Approve the Minutes of March 10, 2014. The motion passed by voice vote/other.**

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

A Tenney resident complained about his rent calculations and security deposit. He also commented on maintenance charges as well as a door lock issue.

June Garvin explained the issues with the front and back door locks at Gorham. The back doors have a blank in them and not a lock. It is expensive to change two cores. Residents can enter from their front door. If a Resident changes the lock on the back door, they need to restore the back door to the original lock when they move if they decide to put their own lock on the door.

Marilyn Feil is going to attempt to reach out to Jonathan and offer her services.

Jerome Holliday reports that everything is going well at the Triangle. They have a new community garden and farmers market. The first farmers market had five vendors present. The Neighborhood Police Officer came out and started 'Speak Your Piece Project'. There has been a lot of positive publicity. Holliday also inquired about security at the Triangle.

Augie reported the CDA has done business with JBM for the last 6 years but we have awarded US Securities Associates the contract. They are unable to start right away and we have hired the current company (Wisconsin Securities) on an interim basis.

Sariah Daine reports that some Romnes residents would like to have the topic of internet on the agenda for next month. These residents would really like higher internet speed. Augie reports Romnes is an old building and the wiring was installed in the 70's. Charter has stated they would be willing to upgrade the wiring at a cost.

Deb asked if there is any exclusivity to the contract.

Augie indicates the CDA Board has talked about this. The Board said they were not interested in any such agreement. Meantime, Charter said they won't upgrade unless we enter into an exclusive agreement. Wiring upgrade is not a high priority in the many needs of CDA's buildings and Charter is not interested unless they get something out of it. The mayor put money into the budget to assist families of low income, with children, in getting low cost internet service. Besides Charter, the CDA was talking with other service providers. For Romnes a quote of \$28,000 was given to CDA for (2) satellite dishes. It is hoped the City may change their mind regarding providing just to the families or maybe technology changes might bring about a solution.

Sariah also comments that someone had a wallet stolen, but they left their screen door unlocked. They did not call the police and Sariah has suggested to them to lock their doors at night. Sariah also indicates Resident Associations is having a garage sale this weekend. She also indicates people are getting together to collaborate to buy new bushes to put in.

**4. DISCLOSURES AND RECUSALS**

None

**5. REPORTS**

**5a. HOUSING OPERATIONS MONTHLY REPORT**

Augie Olvera stated the May occupancy rate is at 98%. June, Sally and Liz have been doing a good job of getting people moved in. We have to relocate some people at Truax redevelopment, so units will be sitting vacant until they are demolished. I have attached the financial report which I have summarized by various cost centers. You can see Triangle losing roughly \$20,000. Central is making about \$15,000 and we charge for staff and other indirect cost. When we make money, we can turn around and give it back to the sites if they are losing money.

Marilyn asked what is going on with Triangle. Augie reports the Triangle used to make more money but we have hired an assistant manager and that spot used to be vacant. Sally has also been doing a good job of sprucing the place up. We have reserves to tap into if we need to.

Regarding Section 8, we have money in reserves to draw down on so we are doing fine. We are trying to give out more vouchers to spend down as much money as possible.

On the first day of opening the Section 8 Lottery, we had 1,200 people apply. We sent out notices in advance, placed advertisement in newspapers and really got the word out.

Augie discusses VASH. We did an outreach to our Section 8 landlords and we were able to get 22 landlords that would be interested in renting to veterans. Related to this the mayor has said he wants to initiate an effort to end veterans homelessness. CDA did get funding to build the Rethke project. The complex will have case management services on site for chronically homeless. A group out of Chicago called Heartland will provide property management services.

HUD came out with short notice saying the minimum rents that you can charge must be 80% of HUDS allotment. Everyone pays 30% of their income. Some people who paid maximum rents will have to pay more. We had to raise their rents.

Marilyn asks if the REAC inspections are coming soon.

June Garvin responds that REAC came and did LLC units on May 13th and they scored 92 out of 100. They will be at West properties tomorrow and the next day. Inspection will be at East properties on Thursday and Friday. They randomly pick units to see.

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

**5b. First Quarter Financials**

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

**6. ADJOURNMENT**

**The meeting adjourned at 5:55 pm**