



City of Madison

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

Meeting Minutes - Approved HOUSING COMMITTEE

Wednesday, May 4, 2011

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:05 PM by Chair Porterfield.

Staff: George Hank and Meg Zopelis

Present: 9 -

Ald. Bridget R. Maniaci; Jason L. Stringer; Keith G. Broadnax; Brian A. Munson; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield and Ald. Scott J. Resnick

Absent: 1 -

Charlie R. Sanders

Excused: 3 -

Philip P. Ejercito; Marjorie A. Passman and Steven J. Schooler

APPROVAL OF MINUTES

A motion was made by Brink, seconded by Stringer, to Approve the Minutes of April 6, 2011. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

SUBCOMMITTEE ASSIGNMENTS

- 20014** Assignment of Housing Committee Members to the Landlord & Tenant Issues Subcommittee and Housing Affordability Subcommittee

This item will be on next month's Housing Committee Agenda as Committee assignments have not been completed by the Mayor's Office.

REPORTS

2. [08595](#) Landlord & Tenant Issues Subcommittee

Brink reported that the Subcommittee worked on the Landlord/Tenant pamphlet corrections, which will be reviewed at the next meeting. There was also discussion about a working plan. Not all issues are based in downtown so the Subcommittee may take meetings to other parts of the City.

3. [08596](#) Housing Affordability Subcommittee

Brink reported that the Subcommittee did not meet.

4. [11431](#) Common Council Update

Maniaci reported that there are new Alders and welcomed Scott Resnick to the Committee. The effort to move money from IZ was not successful.

5. [15888](#) Housing Diversity Planning Ad Hoc Committee

Munson reported that they did not meet, but were trying to schedule a meeting for later in May.

UNFINISHED BUSINESS**ROLL CALL**

Munson left at 6:03 PM.

Present: 8 -

Ald. Bridget R. Maniaci; Jason L. Stringer; Keith G. Broadnax; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield and Ald. Scott J. Resnick

Absent: 1 -

Charlie R. Sanders

Excused: 4 -

Philip P. Ejercito; Brian A. Munson; Marjorie A. Passman and Steven J. Schooler

ROLL CALL

Brink left the room at 6:05 PM and the Committee lost quorum.

- Present:** 7 -
Ald. Bridget R. Maniaci; Jason L. Stringer; Keith G. Broadnax; Michael A. Stluka; Detria D. Hassel; David C. Porterfield and Ald. Scott J. Resnick
- Absent:** 1 -
Charlie R. Sanders
- Excused:** 5 -
Philip P. Ejercito; Brian A. Munson; Marjorie A. Passman; Steven J. Schooler and Curtis V. Brink

ROLL CALL

Brink returned at 6:06 PM.

- Present:** 8 -
Ald. Bridget R. Maniaci; Jason L. Stringer; Keith G. Broadnax; Curtis V. Brink; Michael A. Stluka; Detria D. Hassel; David C. Porterfield and Ald. Scott J. Resnick
- Absent:** 1 -
Charlie R. Sanders
- Excused:** 4 -
Philip P. Ejercito; Brian A. Munson; Marjorie A. Passman and Steven J. Schooler

6. [16662](#) 5TH SUBSTITUTE Repealing and recreating Sec. 32.12(9) of the Madison General Ordinances to modify the regulations for re-renting rental premises.

- Attachments:** [Version 1](#)
[Reg Form LT 12-17-09.pdf](#)
[Reg Form Handouts LT 1-21-10.pdf](#)
[LandlordTenantRegForms](#)
[Version 2](#)
[Version 3](#)
[Version 4](#)
[Michael Christopher Ltr to Porterfield.pdf](#)
[Christopher Ltr to Porterfield 8-30-10](#)
[SB Apts Addendum #2 Non-Standard Rental Prov](#)
[Reg Statements 16662 7-7-10.pdf](#)
[Steve Brown Apts Ltr to Committee 8-4-10](#)
[Version 6 \(5th Sub\)](#)
[Reg Statements 16662 9-1-10.pdf](#)
[Registration Forms - Oppose 9-21-10.pdf](#)
[Registration Forms - Support 9-21-10.pdf](#)
[Showing and Rerenting Rental Premises \(00202664\).PDF](#)
[Downtown Madison Rental Market Data 2009. Traffic, Showing, Leasing \(00:10/28/10 A Frey Letter re: Legislative File 16662](#)
[Version 5](#)
[Version 6](#)
[Registration Forms 2-22-2011.pdf](#)
[Reg Statements 5-4-11.pdf](#)
[Reg Statements 4-6-11.pdf](#)

A motion was made by Maniaci, seconded by Stluka, to recommend approval

of Version 7 of Legislative File 16662 to the Common Council. The motion was subsequently withdrawn.

A motion was made by Maniaci, seconded by Hassel, to Refer this file to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE, due back to the Housing Committee on 7/6/2011. The motion passed by voice vote/other.

DISCUSSION ITEM

7. [22233](#) Discussion on people moving in and out of shelters and why people are not qualifying for rental housing. Guest speakers may be present for the meeting.

Attachments: [Reg Statements #7 5-4-11.pdf](#)

Sarah Gilmore, of Salvation Army, and Heather Amundson of YWCA were present.

Heather Amundson works on permanent and transitional housing. People are screened based on barriers. They screen credit, criminal history, income (largest barrier), rental history, money to utilities and landlord. If accepted, the YWCA tries to work with area landlords to advocate for the landlord and tenant. Fair housing screening is done and they ask for partial rent as most renters can barely make the rent. Some landlords don't look at shelter as a valid referral.

Sarah Gilmore, of the Salvation Army said they have an upstairs shelter which can be used for 90 days. They work with motel shelters and are the only location in Dane County who would take in a family (warming shelter) and they take in women with no children. There are 130 people waiting on the family warming shelter as of today.

The barriers for the Salvation Army are the same as at YWCA. Resources are a barrier. There are only 2 staff people to do family shelter for all these people. 902 students in MMSD are homeless. There is a need for adult education. There is a generational cycle of homelessness and poverty.

Amundson indicated that domestic violence is the #1 cause of homelessness for women. It is tough for these women to get references with landlords because of noise and damage to units. They are trying to increase time to help people, but it is still not enough time. Income is the biggest barrier.

YWCA – Affordable housing is the biggest problem. The city needs policy changes. They need a team of professionals helping people stay in housing, to learn some new skills and keep them in the housing. The goal is to get people out of shelters and into housing. The ideal model is to have a team of people helping families.

Maniaci asked what parts of the community are not stepping up. Gilmore wants people to be interested and see these people who are homeless. If flexible housing is only available in certain areas, that is where people end up. Gilmore also indicated there are not enough places for kids to sleep – they don't want emergency shelter cut! Work hand in hand with institutions who have taken over homes which have been foreclosed on. Her daily issues are

trying to help these people – solve the problems. She wants committee members to go to shelter and see these people.

Porterfield asked Brink if it would be worthwhile for subcommittees to put this on an agenda to address. One small piece is property owners helping – would landlords be interested? Brink said it should be with the Housing Affordability Subcommittee and they should try to use the Affordable Housing Trust Fund. Maniaci wants to know where the City stands with resources for housing and the status of the City's commitment to this issue. Need a discussion on what is happening between school district and the City and jurisdiction. Brink thanked Hassel for bringing this issue to the Committee's attention.

ADJOURNMENT

A motion was made by Stringer, seconded by Ald. Maniaci, to Adjourn. The motion passed by voice vote/other.