



City of Madison

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

Meeting Minutes - Approved LANDLORD AND TENANT ISSUES SUBCOMMITTEE

Thursday, February 19, 2009

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Sparer at 4:35 PM.

Staff Present: George Hank

Others Present: Judy Wilcox

Present: 5 -

Eli Judge; Brenda K. Konkel; Detria D. Hassel; David R. Sparer and Alicia Bosben Gebhardt

Excused: 2 -

Curtis V. Brink and Philip P. Ejercito

APPROVAL OF MINUTES

Review Minutes of December 18, 2008 at next meeting.

PUBLIC COMMENT

None

1. [12712](#) 2009 Goals & Objectives for Landlord & Tenant Issues Subcommittee

Attachments: [2009 Work Plan Items.pdf](#)
[Chapter 32 bail schedule.pdf](#)
[2009 L-T Work Plan.pdf](#)

2009 Work Plan & Brainstorming – Produced by Tom Hirsch for the Housing Committee.

Konkel said that at 3:30 PM today the Governor signed a Bill that changed the foreclosure information.

Wilcox thinks identifying & collecting data, and CDA role as housing developer and helping tenants deal with CDA, are going to be addressed in the Ad Hoc Housing Merger Committee, chaired by Tim Bruer and Judy Wilcox.

Sparer thought the issue was more just helping tenants deal with CDA as their landlord. Konkel agreed and said that is what she would like on there. Wilcox said her goal in the merger committee is to have a common set of preferences for the housing authority and the CDA, and also a common, one-application document, and to do a better job of aligning our mutual policies. There are a number of members of that committee that are interested in seeing tenants as our consumers, and that they deserve to be treated as customers. We can bring that information back to this committee, but Wilcox did not know that both committees needed to be working on it at the same time. It is Wilcox's understanding that the identifying and collecting data by neighborhoods on the housing trends and needs is something that is currently happening for the purposes of providing the information to the Housing Merger Committee. Wilcox does not know where that is in the process of data collection.

Sparer indicated the subcommittee should go through these items and talk about them a bit to share what the subcommittee thinks it is going to address with regard to the topics. Items can be crossed out or added to the list. We need to prioritize today and then next time the subcommittee could start with the first item.

Bosben-Gebhardt said it would be nice to get feedback from the Housing Merger Committee because there might be different inputs. Wilcox agreed and said most of what they are looking at is CDA housing.

Konkel asked if the items were going to be addressed one by one. At the new subcommittee, which met this morning, goals were written out. They noted what they thought the needed data was, which City staff to talk to about it, which committees should be talked to, and the timeline to get it done. Bill Clingan was not present. They want to talk to Andrew Statz, because he may be collecting information for the Neighborhood Indicators Project. There is also a list of everyone else in the Planning Department that they wanted to talk to and then they were going to come back to the full committee with their suggestions. Their thinking was that they know there are the merger committee and the diversity committee and all kinds of committees, but the report is where they wanted to put it all together, as a one source document. This committee is going to have to play a role in that, because the second piece of that, after collecting the data, is setting the goals. Think about the rental end of things and what the goals are.

Wilcox asked Hank if it is possible to get the handouts that Brad and Todd provided to the merger committee. They did a presentation for the merger committee yesterday afternoon with very good maps and there were handouts for everybody. Wilcox said they were planning on making them available in hard copy because they are large maps (11 X 17). Hank said he could obtain those.

Hassel asked Sparer to explain the tenant's rights to communication. Sparer has a case he is working on where a small part of it is that the tenant in a multi-unit building wants to be able to have a telephone and that involves running wires to her apartment. The landlord will not let her do it. There is new siding on the building and that covered up all the access. The tenant said the phone got cut off and she has to have a phone, and the landlord said he would not allow any company to come in and put wires on the house.

Apparently, the Building Inspection Division was asked if this could happen and there does not seem to be a requirement for it.

Sparer brought up Section 32.05. Ejercito could not be present but e-mailed Sparer and said he wanted to talk about Section 32.05, which is Tenants Rights to Privacy. We can add it to the list and then discuss it when Ejercito is present.

Konkel said to add the Locks Ordinance to the list. It is atrocious the way it is being treated out there. Konkel is not sure if there is something that needs to be done to strengthen it. Part of it is an enforcement issue. Hank said there are issues with doors being propped open, which prevents the door from latching. Konkel said most of the issues she has seen have been doorbells that do not work and various signs the tenants put up to say that a certain doorbell is supposed to ring #7 but it really rings #2. Hank said that we need someone to complain to know about the issue. Wilcox said that is a public information issue. Hank said it is bailable at 25% of your monthly rent, and that is a big incentive for a landlord to repair the doorbell.

Sparer referenced updating the landlord/tenant pamphlet. There is a bail schedule of a variety of Chapter 32 violations that are also something you can get a ticket for, and the amount of the ticket is what is on the bail schedule. They are going to push to raise the amounts of the more serious issues.

Konkel said there are only six issues the police are going to enforce and two of those issues are things the police would not investigate for, such as no checkout sheet.

Hassel asked about identifying and collecting data by neighborhoods on housing trends and needs. Will that include analysis of population of the homeless and shelters? Wilcox said that is already collected on an annual basis. Sue Wallinger in the CDBG office publishes on an annual basis a very comprehensive report of what the homeless population looks like in the City of Madison. Hassel said the last one she read was in 2001 and asked if anyone had an updated report. Wilcox said they come out every year and to ask the CDBG office for a copy. Konkel said it is on their website as well. Wilcox said all of the shelter and transitional programs are required to collect data if they receive funding from the State.

Konkel will report back on the tenant's right to notice of foreclosure. Hank will provide the Chapter 32 bail amounts.

Sparer recommended taking up the communication equipment issue, bail schedule, and tenant's right to notice of foreclosure at the next meeting.

Wilcox said an announcement was made today for the Superb Housing Awards and Emergency Shelter Land Proposal and Madison got additional dollars for the Second Chance Program, which is great (about \$600,000.00). There are also some significant changes being proposed for the Emergency Shelter. When that reauthorization occurs, hopefully there will be chunk of money for prevention to help with foreclosure prevention activities that are going on.

ADJOURNMENT

A motion was made by Judge, seconded by Konkel, to Adjourn. The motion passed by voice vote/other.