



Community Development Authority of the City of Madison

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DATE: **March 5, 2009**

TO: **Community Development Authority**

FROM: Percy Brown, CDA Deputy Executive Director

**SUBJECT: Appeal Process, Pet and Smoking Policies for Allied Drive
Redevelopment Property**

Attached please find the Appeal Process-*Informal Hearings* for the Allied Drive Redevelopment Property proposed by staff for your consideration. The recommended Appeal Process is a blend of the CDA Appeal Procedures for Public Housing and the Appeal Process adopted by the Allied Area Task Force.

Staff has also reviewed the Pet and Smoking policies for the CDA-owned Public Housing, Reservoir and Monona Shores Apartments. A summary of those policies is as follows:

CDA PUBLIC HOUSING

Pet Policy: No dogs and cats allowed in Family Housing. Allow small dogs and cats at Elderly/Disabled sites.

Smoking Policy: Smoking is permitted in all units, but not in common areas.

MONONA SHORES APARTMENTS

Pet Policy: No dogs. Up to two cats are allowed.

Smoking Policy: Smoking is permitted in all units, but not in common areas.

RESERVIOR APARTMENTS

Pet Policy: No dogs or cats allowed in Family Housing. Up to one dog and one cat are permitted at Elderly/Disabled sites.

Smoking Policy: Smoking is permitted in all units, but not in common areas.

Overall Issues/Concerns

Pets: maintenance/unit turnover costs, cat urine, cats scratching of wall surfaces, smell, dog barking, litter box trained, yard waste pick-up, dogs unattended/fear among residents.

Smoking: Fire Safety, enforcement, stain, maintenance/unit turnover cost, threat to health and well-being of the neighbors, and lease-up.

Stone House Position

Please see e-mail from Kasie Setterlund at Stone House. CDA staff recommends a smoke-free environment.

Recommendation

Staff recommends no pets and a smoke-free environment at the Allied Drive Redevelopment Property.