

PEOPLE'S AFFORDABLE HOUSING VISION

A vision for the Madison area to expand low income housing opportunities, ensure dignity and a path to stable housing for the homeless, provide greater accountability for violations of local housing laws and increase local government resources to support housing programs.

Pursue Innovative Permanent and Transitional Low-Income Housing Options: Pursue development and prevent further demolition of single room occupancy housing (SROs); expand affordable housing options through housing cooperatives, co-housing and community land trusts and ensure the new zoning code encourages this type of housing; explore a tenant interim lease program (a program from NYC) in which tenants move into buildings purchased by the city with the opportunity for tenant management and eventual ownership as a low income housing cooperative.

Expand the Warming House: The city and county should work together to study how warming house services could be expanded so families are not turned away from shelter. More immediately, the city should appropriate \$10,000 for the Salvation Army to use to secure alternate shelter for families using the Warming House who have sick children, as a public health measure.

Improve Homeless Services: Develop and enforce shelter standards needed to ensure the humane treatment, safety, security, health and sanitation of shelter residents and to recognize the dignity inherent in each shelter resident. Shelter services should be trauma-informed and recovery-oriented. A shelter monitoring committee should oversee these standards and a third-party grievance process should be available to those seeking or receiving services from shelter. Additional funding is needed for shelter residents who are sick and/or just released from the hospital to secure alternative shelter. Study the need for family, men's and women's shelter space.

Expand Quality Case Management Services for Homeless and Formerly Homeless Individuals and Families: More resources must be devoted to expand case management services by hiring case managers who are well-trained, culturally competent, possess solid case advocacy skills, have vast knowledge of available resources (including public benefits), and experience working with low-income people and people of color. Case management should be expanded in existing programs and added to programs which do not currently offer case management, including the men's shelter. Case managers should carry a reasonable case load (Child Welfare League of America standard is no more than 17 families at a point in time).

City Grant Writer: Hire a city grant writer to seek federal and foundation funding for not only homelessness and housing issues, but staff support and training for funded agencies. Prioritize sensitivity training for people providing direct services as well as administrative training and support.

Property Tax Fairness - LLCs: Investigate taxes lost through sales of LLCs which result in the true value of the property not being accurately reflected.

Greater Enforcement of MGO Chapter 32 "Landlord and Tenant": The City Attorney's office should hire a full time person to field tenant complaints of lease violations. Violations would be limited to those violations that do not need outside investigation, but can be determined by

documents provided by the complainant. The City Attorney's office should be given the authority to either ticket or file long form complaints based on the violations and investigate patterns of abuses if immediate resolution is not reached through discussions with the landlords. Based on the number of complaints, the city should study the feasibility of a housing court. A meaningful landlord registration ordinance should be passed, which would require landlords to provide the city with ownership and contact information and allow the city to collect information about rents, apartment features and other data.

Expand Language Access and Bilingual Information and Services to LEP Populations: Hire more bilingual staff (Spanish and Hmong) in city departments including Housing Operations, Building Inspection, Municipal Court, etc. An ordinance should be passed which requires the use of leases, termination notices, non-renewal notices and court documents in Spanish and Hmong when that language is the primary language of the tenant.

Housing Operations Ombudsman: An ombudsman position should be added to CDA of the City of Madison Housing Operations Unit and the Dane County Housing Authority to help resolve disputes between the housing authorities and those who participate in their subsidized housing programs.

Security Deposit Loan Program: The Security Deposit Loan Program, a program developed in Iowa City, would be a jointly established program between a local housing organization and a local Bank to provide no-interest loans for rental security deposits. The loan program is based on a revolving fund of money, allowing additional loans to be made as payments are received. The program would contribute to a households' self-sufficiency through the establishment of a credit file or to repair bad credit. Grants would be sought to cover loans not paid back.

Protect Tenants from Irrelevant, Unreliable and Dated Credit History: Housing providers should be prohibited from denying an application for residential tenancy based solely on: (a) the filing of an eviction action which resulted in a dismissal; (b) credit history which is unrelated to a housing obligation; or (c) credit history related to a housing obligation which is more than two (2) years old.

Protect the Use of Service Animals: We support specifically expanding local equal opportunity ordinances to prohibit discrimination in housing and public accommodations against persons who have animals which a qualified professional has recommended as providing a beneficial service or support.

Support the Vision by Signing the Petition!

Please take a second to sign on at <http://bit.ly/pplshsng> and spread the word to your contacts to do the same.

*Join us on Facebook at **Petition to Support the People's Affordable Housing Vision.***

Email peopleshousingvision@gmail.com to express your support and let us know if and how you'd like to get involved.

Organizational Supporters of the People's Affordable Housing Vision
(Including those who have joined our facebook group or notified us via email)

Organizations

Affordable Housing Action Alliance
Community Action Coalition for South Central Wisconsin
Madison Area Community Land Trust
Madison LuCha
Fair Housing Center for Greater Madison
South Central Federation of Labor
Progressive Dane
Tenant Resource Center
Communities United
East Isthmus Neighborhood Planning Council (EINPC)
Madison Community Co-op (MCC)
Operation Welcome Home
Take Back the Land-Madison
Church Women United
Worthington Park Neighborhood Association
Emerson East Neighborhood Association
United Legal Workers (staff at Legal Action of WI, local unit of UAW 2320)

(via facebook)

Lothlorien Co-op
WI Council of Churches
Young Progressives

Individual Supporters of the People's Affordable Housing Vision
(Including those who have joined our facebook group or notified us via email)

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Dan Goldstein
Dan Melton
Dan Neuman
Dan O'Callaghan
Dan Plourde
Dan Rodman
Dan Veroff
Dana Moran
Daniel Council
Daniel Cox
Daniel Roberts
Dannassia Pettgrew
Daun Johnstone
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Dave Schwen
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David Driscoll
David Fields
David Golden
David Keith Cobb
David Marshall
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Forrest Shelton Clark
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Frank Power
Frantz Cordio
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Gaddi Ben Dan
Garrett Crowell
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George Arida
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Jeremiah Robinson
Jerome Dillard
Jerry McDonough
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Jessi Indresano
Jim Cobb
Jim Glozier
Jim Paczwa
Jimmy DeGidio
Jo Kelley
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Joe Chern
Joe Mingle
Joe Sokolinsky
Joel D. Gilbertson-White
Joel Winnig
John Hendrick
John Koch
John McNamara
John Steinbach
John Steines
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Judith Wilcox
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William P Rowe
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Tenant/Landlord Issues

Marilyn's Group	Heidi's Group	Tobi's Group	TOTAL (I tried to group similar issues together, but there is always room for discussion about the groupings)
Acceptance Criteria – criminal, credit, housing history (3)	Leases including more charges for various fees, not clearly set out (3)	Bad landlords/bad tenants (3)	(6) - Acceptance Criteria – criminal, credit, housing history (3) + Criminal records (2) + Credit checks (1) + Past rental history (0) + Discrimination on race/criminal background (0)
Criminal records (2)	Renters in foreclosure – tenants not informed of new law (2)	Cash flow (2)	(3) - Leases including more charges for various fees, not clearly set out (3)
Low level harassment by landlord – selective enforcement of rules (2)	Promises to repair, failure to get promise in writing, tenants don't know their rights, ordinance is too restrictive (1)	Lack of ability to break lease (2)	(3) - Bad landlords/bad tenants (3) + vindictive landlords (0)
No enforcement mechanism of landlord/tenant laws/chapter 32 (1)	Failure to return security deposit, improper charges, charging for normal wear & tear (1)	Credit checks (1)	(2) - Low level harassment by landlord – selective enforcement of rules (2)
Priority given to college students (1)	Over-showing of apartment, disrupting tenant's quiet enjoyment – broad times in notices to enter	Price of Rent (1)	(2) - Renters in foreclosure – tenants not informed of new law (2)
Vindictive landlords	Unlawful entry – lack of remedy for tenants	Transportation access (1)	(2) - Cash flow (2)
Repairs		Knowing how to find housing/housing search (1)	(2) - Lack of ability to break lease (2)
Teenagers		Lack of case management to assist in housing search (1)	(2) - Knowing how to find housing/housing search (1) + Lack of case management to assist in housing search (1)
Overly strict rules regarding kids outside		Repairs (1)	(2) - Promises to repair, failure to get promise in writing, tenants don't know their rights, ordinance is too restrictive (1) + Repairs (0) + Repairs (1)
		Landlord licensing (1)	(1) - No enforcement mechanism of landlord/tenant laws/chapter 32 (1)
		Past rental history	(1) - Priority given to college students (1)
		Discrimination on race/criminal background	(1) - Price of Rent (1)

		Security deposit returns	(1) - Failure to return security deposit, improper charges, charging for normal wear & tear (1) + Security deposit returns (0)
		Deteriorating housing stock	(1)- Transportation access (1)
		Technology (craigslist, etc)	(1) - Landlord licensing (1)
		August 14/15 "homeless"	Teenagers
		Landlord entry	Overly strict rules regarding kids outside
		Tenant complaints	Over-showing of apartment, disrupting tenant's quiet enjoyment – broad times in notices to enter + Unlawful entry – lack of remedy for tenants + Landlord entry
		Chronic nuisance	Deteriorating housing stock
		Lack of communication between tenant and landlord (i.e. repair issues)	Technology (craigslist, etc)
		Earnest money being withheld	August 14/15 "homeless"
		Education for landlords	Tenant complaints
		Lack of financial education	Chronic nuisance
			Lack of communication between tenant and landlord (i.e. repair issues)
			Earnest money being withheld
			Education for landlords
			Lack of financial education

Homelessness

Marilyn's Group	Heidi's Group	Tobi's Group	TOTAL (I tried to group similar issues together, but there is always room for discussion about the groupings)
Daytime shelter (5)	Lack of treatment – mental health, AODA, dual diagnosis (4)	Need for rapid rehousing/housing first (6)	(9) - Need for rapid rehousing/housing first (6) + Housing First (3)
Problems with shelter management (4)	Lack of permanent supportive housing and case management (3)	Stigma associated with being homeless in search of housing – with police and community (4)	(7) - Lack of SRO housing and transitional housing (4) + SROs – rooms for rent (3) + Destruction/low stock of SROs
"Wet" shelter (3)	Criminalization of homelessness (2)	Lack of employment options (4)	(7) - Stigma associated with being homeless in search of housing – with police and community (4) +

			Criminalization of homelessness (2) + Stigma, scapegoating, targeting homelessness (0) + Criminalization of homelessness (1) + Ignorance about homeless
Housing First (3)	Lack of entry level jobs (2)	Lack of SRO housing and transitional housing (4)	(7) - Lack of treatment – mental health, AODA, dual diagnosis (4) + Lack of health care/mental health (1) + Lack of health care, facilities and insurance (1) + Untreated mental health/drug/alcohol (1)
SROs – rooms for rent (3)	Lack of affordable housing (2)	Lacking re-entry options (4)	(6) Lack of employment options (4) + Lack of entry level jobs (2) + Lack of jobs (0)
Classism/racism (2)	Lack of housing for ex-offenders (2)	Subsidized housing application/search – red tape (3)	(6) Lacking re-entry options (4) + Lack of housing for ex-offenders (2)
More supportive services for those in shelter & moving out (2)	No safety net, time to get SSI, benefits takes too long; no general assistance (2)	Barrier for searching for work without facilities (showers, laundry, etc) (3)	(5) - Daytime shelter (5)
More shelter options (1)	Not enough shelter space, even overflow (1)	Subsidized housing “criteria”/procedures limiting (3)	(5) - Problems with shelter management (4) + Mistreatment in shelter (1) + Shelter Standards
Limits on time in shelter (1)	Lack of health care, facilities and insurance (1)	Under-reporting of homelessness (3)	(4) No safety net, time to get SSI, benefits takes too long; no general assistance (2) + Access to SSI, SSDI (2)
Transitional housing – stricter rules, no time limit, nicer (1)	Lack of transit – affordable, public (1)	Access to SSI, SSDI (2)	(3) Not enough shelter space, even overflow (1) + More shelter (education) (1) + More shelter options (1)
Lack of consensus/no agreement in community about homelessness (1)	Shelter limits	More shelter (education) (1)	(3) Subsidized housing application/search – red tape (3)
Lack of health care/mental health (1)	Stigma, scapegoating, targeting homelessness	NIMBYism (1)	(3) Lack of permanent supportive housing and case management (3)
Deaths/hospitalization	Rape – victimization of homeless	Untreated mental health/drug/alcohol (1)	(3) “Wet” shelter (3)
Need for more affordable housing	Disparate treatment for families vs single homeless	Mistreatment in shelter (1)	(3) Barrier for searching for work without facilities (showers, laundry, etc) (3) + Hygiene
Permanent bans from shelter	Destruction/low stock of SROs	Hard to take help (humiliation/pride) (1)	(3) Subsidized housing “criteria”/procedures limiting (3)
Lack of jobs	Death of homeless, lack	Criminalization of	(3) Under-reporting of

	of community response, coroner	homelessness (1)	homelessness (3) + Lack of visibility, uncounted homeless
Easy to access services	Ignorance about homeless	Transportation (1)	(2) Classism/racism (2)
	NIMBY	Not enough affordable housing	(2) More supportive services for those in shelter & moving out (2) + Easy access to services
	Shelter Standards	Lack of financial education	(2) Lack of affordable housing (2) + Need for more affordable housing (0) + Not enough affordable housing (0) + Unaffordable rental increases (0)
	Hygiene	Faith-based services	(2) Lack of transit – affordable, public (1) + Transportation (1)
	Lack of visibility, uncounted homeless	Giving up on people too quickly	(1) NIMBYism (1)
		Unaffordable rental increases	(1) Hard to take help (humiliation/pride) (1)
		Impact on children/education	(1) Limits on time in shelter (1) + Shelter limits + Permanent bans from shelter + Time
		Lack of storage	(1) Transitional housing – stricter rules, no time limit, nicer (1)
		Where to put pets	(1) Lack of consensus/no agreement in community about homelessness (1)
		Lack of vouchers	Deaths/hospitalization + Death of homeless, lack of community response, coroner
		Time	Rape – victimization of homeless
			Disparate treatment for families vs single homeless
			Destruction/low stock of SROs
			Nimby
			Lack of financial education
			Faith-based services
			Giving up on people too quickly
			Impact on children/education
			Lack of storage
			Where to put pets
			Lack of vouchers

Discrimination

Marilyn's Group	Heidi's Group	Tobi's Group	TOTAL (I tried to group similar issues together, but there is always room for discussion about the groupings)
Criminal record (7)	CCAP- misleading, mis-used (4)	Section 8 (4)	(8) Criminal record (7) + Criminal background (CCAP) (1)
Landlords unevenly enforce rules – varies with size of landlord (5)	Discrimination against marginalized groups, DV victims, LEP & non-English speaking (4)	Nimbyism (2)	(7) Landlords unevenly enforce rules – varies with size of landlord (5) + Private landlord v management company (2)
Not enough understanding by landlords and tenants about fair housing laws (2)	Lack of enforcement (2)	Landlord education (2)	(7) Discrimination against marginalized groups, DV victims, LEP & non-English speaking (4) + Social discrimination(1) + Discrimination against renters, low income (1) + Credit discrimination – pretext, rigid screening criteria (1)
Private landlord v management company (2)	Fear of reporting – retaliation, lack of enforcement (1)	Criminal background (CCAP) (1)	(6) Not enough understanding by landlords and tenants about fair housing laws (2) + Untrained, misinformed managers of property, even in public housing (1) + Landlord education (2) + Private/small owners less informed + Tenant education (1)
Not enough testing (1)	Discrimination against renters, low income (1)	Tenant education (1)	(4) CCAP- misleading, mis-used (4)
Social discrimination(1)	Untrained, misinformed managers of property, even in public housing (1)	Subtlety (1)	Section 8 (4)
Pockets of Poverty (1)	Credit discrimination – pretext, rigid screening criteria (1)	Race (1)	Lack of enforcement (2)
Landlords treat students better	Steering based on family status	Require 6 month leases	Nimbyism (2)
Screening of applicants	Mentally ill	Past rental history	Not enough testing (1)
Private/small owners less informed	Lack of accessible housing	Rent increases	Pockets of Poverty (1)
Earnest money/application fees	Arrest & conviction records – ordinance is confusing	Families with children	Fear of reporting – retaliation, lack of enforcement (1)
Subtle racism	Fear to exercise discretion based on individual	Steering	Subtlety (1) + Subtle racism

	circumstances		
	Improperly motivated references	Disability	Race (1) + subtle racism
			Steering based on family status
			Mentally ill
			Lack of accessible housing
			Arrest & conviction records – ordinance is confusing
			Fear to exercise discretion based on individual circumstances
			Improperly motivated references
			Require 6 month leases
			Past rental history
			Rent increases
			Families with children
			Steering
			Disability
			Landlords treat students better
			Screening of applicants
			Earnest money/application fees

Affordable Housing and Development Issues

Marilyn's Group	Heidi's Group	Tobi's Group	TOTAL (I tried to group similar issues together, but there is always room for discussion about the groupings)
Lack of political will in "city hall" and county (4)	Lack of paid sick leave (2)	Lack of economic incentive (5)	(5) Lack of economic incentive (5)
More TIF \$ for affordable housing and less for other developers (4)	Lack of public transit & connecting housing and jobs (2)	Co-op housing/cohousing (5)	(5) Co-op housing/cohousing (5) + Coop Housing/Co-housing
Profit & Non-profit partnerships lacking (3)	Stronger requirements - # of units – affordable – larger units, 3 br+; very low income (2)	Long waiting lists for subsidized and transitional housing (4)	(5) Lack of political will in "city hall" and county (4) + Lack of political will (1)
Zoning code (2)	Not enough section 8 vouchers, projects, public housing, supportive housing (1)	Ineffective government policy (4)	(4) Long waiting lists for subsidized and transitional housing (4)
Financing options (2)	Non-profit property tax exemption	Nimbyism regarding affordable housing (1)	(4) Ineffective government policy (4)
Racism and classism (2)	Lack of minimum requirement of affordable housing units w/in a neighborhood (1)	Lack of political will (1)	(4) More TIF \$ for affordable housing and less for other developers (4) + TIF use for high-end housing

Property Tax Exemption (2)	Lack of living wage (1)	Lack of vouchers (1)	(4) Lack of public transit & connecting housing and jobs (2)+ Transportation (1) + Infrastructure/transportation/access to retail and services (1)
Lack of county and state trust fund (2)	Mobile home protections – need some more! (1)	Transportation (1)	(3) Profit & Non-profit partnerships lacking (3)
NIMBYism, stigma (1)	Condo conversions – fees set artificially low, no reserve fund, special assessments	Some communities more acceptable (1)	(2) Zoning code (2)
Infrastructure/transportation/access to retail and services (1)	Predatory practices – bad financial products, scams	First time homeownership	(2) Financing options (2)
Predatory lending (1)	Resistance to mix-income neighborhoods	Surplus of high-end housing (increase tax base)	(2) Racism and classism (2)
Lack of affordable housing in “desirable” areas (1)		Metrics of growth, necessary?	(2) Property Tax Exemption (2) + Non-profit property tax exemption
Lack of revenue stream for city trust fund (1)		Quality of existing affordable housing pool, building inspections	(2) Lack of county and state trust fund (2)
Lack of subsidies – developers or renters		TIF use for high-end housing	(2) Lack of paid sick leave (2)
Coop Housing/Co-housing		Cost of development of accessible housing	(2) Not enough section 8 vouchers, projects, public housing, supportive housing (1) + Lack of vouchers (1)
Distribution of Development			(1) Stronger requirements - # of units – affordable – larger units, 3 br+; very low income (2)
Family size & ages			(1) NIMBYism, stigma (1) + Resistance to mix-income neighborhoods
Madison elitist city/culture			(1) Predatory lending (1)
Increased access to home loans			(1) Lack of affordable housing in “desirable” areas (1)
Definition of affordable housing			(1) Lack of revenue stream for city trust fund (1)
			(1) Lack of minimum requirement of affordable housing units w/in a neighborhood (1)
			(1) Lack of living wage (1)
			(1) Mobile home protections – need some more! (1)
			Nimbyism regarding affordable housing (1)
			Some communities more

			acceptive (1)
			First time homeownership
			Surplus of high-end housing (increase tax base)
			Metrics of growth, necessary?
			Quality of existing affordable housing pool, building inspections
			Cost of development of accessible housing
			Condo conversions – fees set artificially low, no reserve fund, special assessments
			Predatory practices – bad financial products, scams
			Distribution of Development
			Family size & ages
			Madison elitist city/culture
			Increased access to home loans
			Definition of affordable housing
			Lack of subsidies – developers or renters

Solutions

Marilyn's Group	Heidi's Group	Tobi's Group
Complaint system for shelter residents – independent 3 rd party grievance procedure or “shelter laws” (7)	Funding city housing staff – Spanish speaking, hotline?, outreach, education, eliminating barriers (3)	Permanent Supportive Housing (7)
Change debate from safety to creating opportunity (4)	Funding for housing first and harm reduction models for folks not ready for treatment (3)	More Housing First Programs (5)
Challenge discrimination based on conviction record (4)	More public oversight of CCAP – complaints, problems, improvements (2)	Collaborative Lobbying for stimulus \$ for affordable housing, Fed etc (4)
Get more low-income people on city committees (4)	Improving police policies with respect to t/II disputes & d.v. (2)	Mixed use projects cooperatively managed developed with social programs (4)
Implement “Housing First” – for families and people with children (3)	County opt out of CCAP – right to know who is looking you up on CCAP (2)	Building capacity in rapid rehousing (2)
Day labor site and access to services at that site (accessible and not for profit) cooperative non-profit? (3)	% limits on other fees in leases + rental terms. More standard lease form – charges/fees are clear, not hidden (2)	More subsidized/transitional/affordable housing – funding, political will, economic incentives (2)
Incentive for developers/way for developers to borrow cheaper (2)	Fund more treatment slots – at all levels of treatment intensity (2)	Zoning code rewrite for co-ops/co-housing, redefine family, political will (2)
Moratorium on rent increases (2)	Creating a minimum/base of commitment to including of supportive housing within neighborhoods – re-framing it (2)	Establishment of equity co-ops and expansion of types of co-ops (2)
Lower rents/higher rent subsidies (1)	Private right of action in county fair housing ordinance (1)	Community organization and leadership – train people most affected (2)
Enforce LL/Tenant laws – landlords and set up enforcement mechanism (1)	Raise beer tax (1)	Client choice (1)
“lobby day” regarding affordable housing/homelessness (1)	More holistic shelter intake and assessment; connection & access & referrals to benefits & treatment (1)	Look at other models (countries, cities, etc) (1)
Have a public hearing (about homelessness/affordable housing) (1)	Adequate universal health insurance for mental health and everything (1)	Landlord licensing (1)
“Gang up” on politicians – do a report card on housing, shame them (1)	Mandatory appeal process for denial of housing	More subsidized/transitional/affordable housing – more government housing (1)
Confront boards/non-profits about grievances (1)	Cap or eliminate credits for lease compliance – abused	More social programs (1)
Education on what spending on homeless	Increase penalties	Re-introduce something like small cap TIF (1)
Keep shelter funding – don't take it for other programs	Fund efforts to educate and enforce tenants' rights	Affordable Housing in high income neighborhoods (1)
Create more affordable housing	More case managers	Awareness/education
Co-op housing/co housing	Longer duration of treatment	Employment
Explore modular housing (ways to	Treatment of dual diagnosis at same time	Leadership development/organizing

build cheaper)		
Rewriting zoning code	More complete outreach on the street – workers	Take advantage of stimulus money in relation to foreclosures
More resources to fair housing		Right of first refusal
Letter writing campaign to politicians and getting people more involved/rallies		Journalism school/unpaid internships/PSA campaigns/education
Get those who are affected more involved		Tapping into UW
Get people involved – get them to <u>do something</u>		More subsidized/transitional/affordable housing – tax breaks
Put pressure on politicians (eg. MUM rally)		New elected officials

Total Solutions

(17) MORE AFFORDABLE HOUSING

- Permanent Supportive Housing (7)
- Mixed use projects cooperatively managed developed with social programs (4)
- Moratorium on rent increases (2)
- More subsidized/transitional/affordable housing – funding, political will, economic incentives (2)
- Lower rents/higher rent subsidies (1)
- More subsidized/transitional/affordable housing – more government housing (1)
- Explore modular housing (ways to build cheaper)
- More subsidized/transitional/affordable housing – tax breaks
- Create more affordable housing

(13) HOUSING FIRST/RAPID REHOUSING

- More Housing First Programs (5)
- Implement “Housing First” – for families and people with children (3)
- Funding for housing first and harm reduction models for folks not ready for treatment (3)
- Building capacity in rapid rehousing (2)

(9) SHELTER MANAGEMENT ISSUES

- Complaint system for shelter residents – independent 3rd party grievance procedure or “shelter laws” (7)
- More holistic shelter intake and assessment; connection & access & referrals to benefits & treatment (1)
- Confront boards/non-profits about grievances (1)

(9) GET POLITICAL/ORGANIZING

- Get more low-income people on city committees (4)
- Community organization and leadership – train people most affected (2)
- “lobby day” regarding affordable housing/homelessness (1)
- Have a public hearing (about homelessness/affordable housing) (1)
- “Gang up” on politicians – do a report card on housing, shame them (1)
- New elected officials
- Letter writing campaign to politicians and getting people more involved/rallies
- Put pressure on politicians (eg. MUM rally)
- Get those who are affected more involved
- Get people involved – get them to do something
- Leadership development/organizing

(6) SAFETY/POLICE ISSUES

- Change debate from safety to creating opportunity (4)
- Improving police policies with respect to t/ll disputes & d.v. (2)

(6) FUNDING AFFORDABLE HOUSING

- Collaborative Lobbying for stimulus \$ for affordable housing, Fed etc (4)

<ul style="list-style-type: none"> - Incentive for developers/way for developers to borrow cheaper (2) - Take advantage of stimulus money in relation to foreclosures
<p>(5) FAIR HOUSING</p> <ul style="list-style-type: none"> - Challenge discrimination based on conviction record (4) - Private right of action in county fair housing ordinance (1) - More resources to fair housing
<p>(4) COURT RECORDS</p> <ul style="list-style-type: none"> - More public oversight of CCAP – complaints, problems, improvements (2) - County opt out of CCAP – right to know who is looking you up on CCAP (2)
<p>(4) SERVICES</p> <ul style="list-style-type: none"> - Funding city housing staff – Spanish speaking, hotline?, outreach, education, eliminating barriers (3) - More social programs (1) - More case managers - More complete outreach on the street – workers
<p>(4) CO-OPS/CO-HOUSING</p> <ul style="list-style-type: none"> - Zoning code rewrite for co-ops/co-housing, redefine family, political will (2) - Establishment of equity co-ops and expansion of types of co-ops (2) - Co-op housing/co housing
<p>(4) TENANT/LANDLORD & LEASE ISSUES</p> <ul style="list-style-type: none"> - % limits on other fees in leases + rental terms. More standard lease form – charges/fees are clear, not hidden (2) - Enforce LL/Tenant laws – landlords and set up enforcement mechanism (1) - Landlord licensing (1) - Cap or eliminate credits for lease compliance – abused - Fund efforts to educate and enforce tenants’ rights
<p>(3) TREATMENT</p> <ul style="list-style-type: none"> - Fund more treatment slots – at all levels of treatment intensity (2) - Adequate universal health insurance for mental health and everything (1) - Longer duration of treatment - Treatment of dual diagnosis at same time
<p>(3) NEIGHBORHOOD/PLANNING ISSUES</p> <ul style="list-style-type: none"> - Creating a minimum/base of commitment to including of supportive housing within neighborhoods – re-framing it (2) - Affordable Housing in high income neighborhoods (1) - Rewriting zoning code
<p>(3) JOBS</p> <ul style="list-style-type: none"> - Day labor site and access to services at that site (accessible and not for profit) cooperative non-profit? (3) - Employment
<p>(1) HOMEOWNERSHIP</p> <ul style="list-style-type: none"> - Re-introduce something like small cap TIF (1)
<p>PUBLIC EDUCATION</p> <ul style="list-style-type: none"> - Education on what spending on homeless - Awareness/education - Journalism school/unpaid internships/PSA campaigns/education
<p>MISC</p> <ul style="list-style-type: none"> - Raise beer tax (1) - Client choice (1) - Look at other models (countries, cities, etc) (1) - Keep shelter funding – don’t take it for other programs - Mandatory appeal process for denial of housing - Increase penalties - Right of first refusal - Tapping into UW