



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMISSION ON PEOPLE WITH DISABILITIES

Thursday, June 26, 2008

4:30 PM

Madison Senior Center
330 Mifflin Street

For further information, please view this meeting of the Commission on People with Disabilities on the Madison City Channel website by going to:
<http://www.cityofmadison.com/mcc12/cpd.html>. There you will find a link to the most recent meeting. To view previous meetings, scroll down and select the meeting you wish to view.

CALL TO ORDER / ROLL CALL

The meeting was called to order, Nancy Kathman, Chair, presiding

Present: 12 -

Paul E. Skidmore; Mary P. Conroy; Robert P. Monahan; Pamela Erlanger;
Randy G. Black; Nancy R. Kathman; Lisa A. Jameson; Alice J. Fike; Ken
W. Pritchard; Kory S. Tabor; William J. Tangney and Gregory B. Banks

Absent: 1 -

Marie I. VandeBerg

A motion was made by Monahan, seconded by Black, to Suspend the Rules to address File ID 10779, after roll call, to accommodate the speakers. The motion passed by voice vote/other.

10779

Accessible Housing Goals: (20 minutes)

Discuss and decide: CDA credit screening process and use of Section 8 vouchers: CDA staff Olvera and Conrad

Olvera explained that he would proceed as follows: Daniels and Spaney would address questions regarding credit screening on housing applications, and Conrad and he would address questions submitted from the Commission regarding the section 8 voucher program.

Re: Section 8 questions, the staff answered as follows:

(1) The section 8 program does not have a 2009 line item in the budget for reasonable accommodation requests. The funds from HUD will be insufficient to fund this item. CDA has received only a small number of requests for visual smoke detectors. Those detectors have been provided by Access to Independence, other agencies, or the landlords themselves.

(2) The section 8 voucher program does not have a separate list for people with disabilities, although the application has a question about disability. If disability can be verified, the person receives some priority on the waiting list. Approximately 50% of participants in both public housing and section 8 voucher programs have a disability, using the broad definition of disability. This definition does not mean they require any physical modifications to accommodate their disability.

- (3) CDA is authorized by HUD to assist 1,600 families, but funding is only sufficient to subsidize 1,350. If CDA can do more with the current resources, HUD will fund more vouchers.
- (4) CDA does not keep statistics on the number of accessible units supported by section 8 vouchers; however, department looks at every unit and could collect that information.
- (5) CDA estimates that more than 2/3 of units we rent were built before the Fair Housing Act that requires accessibility standards was in place.
- (6) The tenants with section 8 vouchers pay for the cost of accommodations, with CDA help identify agencies that can assist them with the cost; Access to Independence does not have funding, but will also assist with identifying agencies.
- (7) The Fair Housing Act requires that private sector tenants be allowed to make reasonable modifications to their unit, that can be reversed when the tenant leaves, at their expense. In the public sector, such as CDA public housing program, there is some obligation for the housing provider to make reasonable modifications.
- (8) Mainstream vouchers were a temporary program where HUD allocated additional money to agencies that agreed to use them specifically to facilitate loans under the Olmstead decision, mainstreaming individuals that would otherwise be institutionalized. Those vouchers were only available for a short time. CDA was not eligible at the time, and they have not been offered since. CDA has some fair share vouchers. HUD has a funding limitation, as well as a limitation on voucher numbers. Madison has not been able to make full usage of the vouchers it is allocated because of the limited budget provided by HUD to fund the vouchers. CDA has conducted outreach to landlords to increase the number willing to accept vouchers. Because of the market conditions in Madison, the CDA board decided to allow voucher holders to rent units that are up to 110% of the HUD allocation for their family size. However, this decreases the number of vouchers CDA can fund.
- On a case-by-case basis, the CDA has requested funding above 110% as an accommodation to families with a person with disabilities, but this request was rejected by HUD.
- The payment standard is based on income and price of unit. CDA subsidizes the difference between what family can afford and the payment standard or the full price of the unit, whichever is lower, to the highest allowable amount of 110%.
- (9) CDA checks, among other things, 2 year rental history and criminal record, landlord references, checking if they owe money to any other housing authority, and other sources, but does not usually run credit checks on applicants. Poor credit history is usually only part of the reason for denial. CDA looks for any mitigating circumstances that are in the client's favor, including, upon appeal of a denial, documentation of participation in various rehabilitation programs.
- (10) CDA does not provide transitional housing for individuals who have had troublesome living situations where they need more support and tracking.

The Commission then continued with the agenda.

After discussion of File ID 08125, the Commission returned to the discussion of File ID 10779.

A motion was made by Monahan, seconded by Tangney, that the Commission

resume File ID 10779 discussion of the Section 8 and CDA Programs based on the guests' presentation. The motion passed by voice vote/other.

A motion was made by Monahan, seconded by Skidmore, that the Executive Committee draft a request, after review of the minutes of this meeting, for CDA to begin tracking the items they indicated an ability to track regarding section 8 vouchers (% of fully accessible housing units, housing units located in buildings built prior to 1992, and % of those with accessibility, and visibility features). The motion passed by voice vote/other.

APPROVAL OF MINUTES: May 22, 2008

A motion was made by Conroy, seconded by Fike, to Approve the Minutes. The motion FAILED by the following vote:

Absent: 1 -

Marie I. VandeBerg

Noes: 12 -

Paul E. Skidmore; Mary P. Conroy; Robert P. Monahan; Pamela Erlanger; Randy G. Black; Nancy R. Kathman; Lisa A. Jameson; Alice J. Fike; Ken W. Pritchard; Kory S. Tabor; William J. Tangney and Gregory B. Banks

A motion was made by Black, seconded by Banks, to Refer Approval to the next meeting, with the minutes being redone to include the results of the election and complete copies given to Black and Fike. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

REPORTS

[09316](#)

Report from the Department of Civil Rights

For information only. No action required. Larry Studesville, Interim Director, Department of Civil Rights, and Angela Bennett, Disability Rights and Services Program Coordinator: Actions taken since the last meeting. 10 minutes

None. The chair reported that Studesville is out of the state on business, Bennett is still on her leave of absence, and the representative from the office took sick this afternoon.

[08487](#)

Report from the Chairperson of the Commission on People with Disabilities

For information only. No action required. Nancy Kathman: Actions taken since the last meeting. (3 minutes)

Kathman reported that the Executive Committee and she decided to add one member so that there are an odd number of members.

The current members of the executive committee now are: Banks, Conroy, Fike, Black, Kathman, Monahan and Tangney.

08121

Report from the Executive Committee

For information only. No action required. Alice Fike: Actions taken since the last meeting. (3 minutes)

Fike reported that the Executive Committee worked on the questions that the CDA answered on May 22 in its June 16th meeting. Michael Howe brought a question to the Committee regarding the displacement and replacement of handicap parking places during events on the square. Tangney explained that the City moved the parking places, displaced by buses, to Mifflin Street by the library.

08122

Report from the Parking Council for People with Disabilities

For information only. No action required. Mary Conroy: Actions taken since the last meeting. 3 minutes

Conroy indicated that the Parking Council did not meet.

08489

Report from the ADA Transit Subcommittee

For information only. No action required. William Tangney: Actions taken since the last meeting. (3 minutes)

Tangney reported that Metro has a pilot program for seniors/ individuals with disabilities at half fare. They anticipated 500 sales and had had 2,200. Metro hopes to expand sales outlets throughout the city, depending upon the outlets' ability to verify disability.

08125

Report from the Common Council

For information only. No action required. Ald. Skidmore: Actions taken since the last meeting. 3 minutes

Skidmore reported that the next Common Council meeting would discuss the bus wraps program. There has been a concern that the bus wraps create a problem for individuals with sight impairments causing them to miss their stops.

UNFINISHED BUSINESS

10780

DVR intern request

Conroy reported and the other commissioners commented that: (1) the Executive Committee sent a draft letter to the Department of Civil Rights (DCR) requesting that the DCR send a letter to the Wisconsin Division of Vocational Rehabilitation (DVR) for an intern to assist the CPD; (2) the top three duties will be included in the letter, but the CPD will maintain a prioritized list of duties maintained; and (3) the commission may also send a letter in support of the DCR letter.

NEW BUSINESS

[10782](#)

Future Agenda Items

Executive committee to address sending a comment on the proposed new ADA regulations.

[10783](#)

Announcements of Community Events

CPD meetings will move back to the Municipal Building next month in Room 260.

The Madison City Channel is now seen on cable channel 12. It will be moved to channel 994 digital tier in August.

ADJOURNMENT

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