

☞ **07hr\_ab0520\_AC-Ho\_pt01**



Details:

(FORM UPDATED: 08/11/2010)

**WISCONSIN STATE LEGISLATURE ...  
PUBLIC HEARING - COMMITTEE RECORDS**

**2007-08**

(session year)

**Assembly**

(Assembly, Senate or Joint)

**Committee on ... Housing  
(AC-Ho)**

**COMMITTEE NOTICES ...**

- Committee Reports ... **CR**
- Executive Sessions ... **ES**
- Public Hearings ... **PH**
- Record of Comm. Proceedings ... **RCP**

**INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL**

- Appointments ... **Appt**
- Clearinghouse Rules ... **CRule**
- Hearing Records ... bills and resolutions  
(**ab** = Assembly Bill)                      (**ar** = Assembly Resolution)                      (**ajr** = Assembly Joint Resolution)  
(**sb** = Senate Bill)                              (**sr** = Senate Resolution)                      (**sjr** = Senate Joint Resolution)
- Miscellaneous ... **Misc**

\* Contents organized for archiving by: Mike Barman (LRB) (Aug/2010)





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Scott Becher  
Committee Clerk



## Vote Record Committee on Housing

Date: 2/14/08

Moved by: LDVNG

Seconded by: HEBL

AB 520

SB \_\_\_\_\_

Clearinghouse Rule \_\_\_\_\_

AJR \_\_\_\_\_

SJR \_\_\_\_\_

Appointment \_\_\_\_\_

AR \_\_\_\_\_

SR \_\_\_\_\_

Other \_\_\_\_\_

A/S Amdt \_\_\_\_\_

A/S Amdt \_\_\_\_\_ to A/S Amdt \_\_\_\_\_

A/S Sub Amdt \_\_\_\_\_

A/S Amdt \_\_\_\_\_ to A/S Sub Amdt \_\_\_\_\_

A/S Amdt \_\_\_\_\_ to A/S Amdt \_\_\_\_\_ to A/S Sub Amdt \_\_\_\_\_

Be recommended for:

- Passage    
  Adoption    
  Confirmation    
  Concurrence    
  Indefinite Postponement  
 Introduction    
 Rejection    
 Tabling    
 Nonconcurrence

<u>Committee Member</u>	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Not Voting</u>
<b>Representative Steve Wieckert, Chair</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Jeff Stone</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative John Townsend</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Mark Honadel</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Gary Hebl</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Leon Young</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Annette Polly Williams</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Totals:</b>	_____	_____	_____	_____

Motion Carried

Motion Failed

## Vote Record Committee on Housing

Date: 2/14/08

Moved by: HEBL

Seconded by: YOUNG

AB 520

SB \_\_\_\_\_

Clearinghouse Rule \_\_\_\_\_

AJR \_\_\_\_\_

SJR \_\_\_\_\_

Appointment \_\_\_\_\_

AR \_\_\_\_\_

SR \_\_\_\_\_

Other \_\_\_\_\_

A/S Amdt 2

A/S Amdt \_\_\_\_\_ to A/S Amdt \_\_\_\_\_

A/S Sub Amdt \_\_\_\_\_

A/S Amdt \_\_\_\_\_ to A/S Sub Amdt \_\_\_\_\_

A/S Amdt \_\_\_\_\_ to A/S Amdt \_\_\_\_\_ to A/S Sub Amdt \_\_\_\_\_

Be recommended for:

- Passage    
  Adoption    
  Confirmation    
  Concurrence    
  Indefinite Postponement  
 Introduction    
  Rejection    
  Tabling    
  Nonconcurrency

Committee Member

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Not Voting</u>
<b>Representative Steve Wieckert, Chair</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Jeff Stone</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative John Townsend</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Mark Honadel</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Gary Hebl</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Leon Young</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Representative Annette Polly Williams</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Totals:**     \_\_\_\_\_     \_\_\_\_\_     \_\_\_\_\_     \_\_\_\_\_

Motion Carried

Motion Failed



**Kumm, John**

**From:** Patti Seger [pattis@wcadv.org]  
**Sent:** Tuesday, January 15, 2008 3:34 PM  
**To:** gnregoyke@mailbag.com  
**Cc:** Rep. Wieckert; Mike Murray - WCASA; Robert Andersen; Rep. Suder  
**Subject:** AB 520/SB 269

Hi Gary, 

Happy New Year to you! I hope you are doing well. Our Policy Director, Josh Freker, is out on family leave with a new baby so I am back in the saddle once again doing lobbying work here at WCADV. So far, I'm having fun!

I am writing to follow up about AB 520/SB 269, the housing bill that all of us have worked on together (and separately) for so many years now. I have also left you a voice mail message about the bill today. I understand from Josh and our allies at WCASA and Legal Action that the Rental Housing Assn now has some concerns and had offered to work in collaboration with Rep. Suder's office to come up with a suitable amendment. Rep. Suder's office has indicated that this has not happened. We would like to move forward with the bill, and hoped to address your concerns if possible. Rep. Wieckert has indicated that he will schedule the bill for hearing after a good faith effort has been made for us to try to communicate with you in effort to try to resolve the concerns. (Thus, you can see all have been copied on this communication so everyone is in the loop!).

Any chance we can work this out? Please give me a jingle. I noticed on your voicemail greeting that it indicates you are in both today and tomorrow. Hoping we can have a conversation. You can also reach me via cell phone at 712-6643. (608)

Best regards always,  
Patti

Patti Seger  
Executive Director  
Wisconsin Coalition Against Domestic Violence  
National Clearinghouse on Abuse in Later Life  
Wisconsin Batterers Treatment Providers Association  
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[pattis@wcadv.org](mailto:pattis@wcadv.org)

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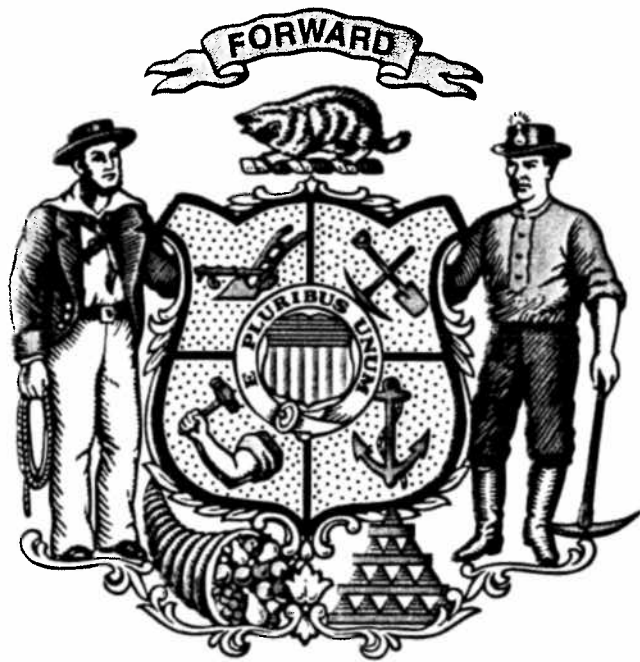


COMMUNITY

OF WISCONSIN

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## Wisconsin Coalition Against Sexual Assault, Inc.

600 Williamson St., Suite N2 • Madison, Wisconsin • 53703  
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**TO:** Assembly Committee on Housing  
**FROM:** Mike Murray, Policy Specialist, Wisconsin Coalition Against Sexual Assault, Inc.  
**RE:** Wisconsin Coalition Against Sexual Assault Testimony in Favor of the Safe Housing Act—AB 520/SB 269  
**DATE:** January 24, 2008

My name is Mike Murray and I am the policy specialist for the Wisconsin Coalition Against Sexual Assault, Inc. [WCASA]. I am here to testify in favor of AB 520, which will provide important protections to victims of sexual assault and domestic violence. WCASA would like to thank Representative Suder and Senator Coggs for sponsoring this important piece of legislation that will allow victims of sexual assault and domestic violence to achieve safety and report to law enforcement without the fear financial ruin or losing their housing. WCASA would also like to thank Chairman Wieckert for scheduling a hearing on this bill.

This bill accomplishes two vital objectives. First, the bill would allow a victim to cancel a lease if the tenant is both in imminent danger and provides the landlord with a copy of a protective injunction, a no contact order, or a criminal complaint for sexual assault, domestic violence, or stalking. The victim would only be liable for rent through the end of the month in which they give notice. Second, the bill voids leases that allow a landlord to increase rent, charge a fee, or evict a tenant as a penalty for the tenant's contacting law enforcement.

The lease canceling provision serves an essential public safety function. Sex predators and chronic abusers prey on victims who they know are especially vulnerable and unable to easily escape the abuse. When faced with a lengthy lease obligation, only the most economically secure victims can realistically afford to break a lease in order to achieve safety. Preventing victims from being economically forced to remain in a residence where they are unsafe will allow victims of all economic means to disrupt a perpetrator's attempts to commit repeat acts of abuse. Simply put, no victim should have to choose between economic ruin and further victimization.

The lease voiding provision is also crucial to promoting public safety and preventing crime. We must ensure that victims have unimpeded access to police protection in order to effectively protect our citizens, prosecute crimes, and prevent future crimes. Those who are most vulnerable to criminal activity should be able to report crimes and receive protection without fearing that they will lose their home. Without this assurance, efforts to protect victims and hold perpetrators accountable will be greatly frustrated.

(OVER)

This bill strikes an appropriate and carefully crafted balance between the state's interest in preventing crime, protecting victims, and the legitimate business interests of landlords. The proponent's of this bill, including WCASA, have engaged in a productive dialogue with the Wisconsin Rental Housing Association in order develop this bill. As a result, the bill requires formal documentation of a victim's plight before a victim may cancel a lease and that the victim be able to demonstrate that she is in imminent physical danger. Therefore, the "lease breaking" provision will only be available to persons who are in actual danger and have documentation of the crime.

This bill recognizes that the crimes of sexual assault and domestic violence are unique. The violence of sexual and domestic abuse is directly aimed at the victim's sense of self, her control over her own body, and her own life. For victims, especially economically disadvantaged victims, the inability to defend herself--the inability to simply call for help from the police or to live in safe place again--means that the terror of an assault stretches on for months and even years. Moreover, when a victim feels she has no ability to control her life or be safe in her own home because of economic restraints, the original violence may be all the more deeply ingrained and devastating. You have the opportunity with this bill to give victims real options that will make a significant difference to their safety and their ability to transcend the cycle of abuse.

In addition to protecting individual victims, AB 520 addresses a broad societal problem: victims of domestic and sexual violence and stalking face major obstacles in obtaining and maintaining safe housing independent from abusers. Research statistics detail the breadth and severity of housing obstacles for victims. Of all homeless women and children, 60% have been abused by age 12, and 63% have been victims of intimate partner violence as adults.<sup>1</sup> In addition, a survey of homeless parents (mostly mothers) in cities around the country found that 22% had fled their last home because of domestic violence. Among parents who had lived with a spouse or partner, 57% of homeless parents left their last home because of domestic violence.<sup>2</sup> AB 520 is an important first step towards remedying this alarmingly common social problem.

On behalf of WCASA and its members, I strongly urge you to support this legislation so that violent crimes may be reported, prosecuted and prevented and so that many victims of sexual and domestic violence are not needlessly required to remain helpless and vulnerable to repeated abuse.

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<sup>1</sup> Browne, A. & Bassuk, E., "Intimate Violence in the Lives of Homeless and Poor Housed Women: Prevalence and Patterns in an Ethnically Diverse Sample," *American Journal of Orthopsychiatry*, 67(2): 261-278 (1997); Bassuk, E., Melnick, S. & Browne, A., "Responding to the Needs of Low Income and Homeless Women Who are Survivors of Family Violence," *Journal of American Medical Women's Association*, 53(2): 57-64 (1998).

<sup>2</sup> Homes for the Homeless & Institute for Children and Poverty, *Homeless in America: A Children's Story, Part One* 23 (1999).



**Becher, Scott**

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**From:** Josh Freker [joshf@wcadv.org]  
**Sent:** Monday, February 04, 2008 9:13 AM  
**To:** Becher, Scott  
**Subject:** Safe Housing Act -

Hello Scott –

I understand Bob Andersen from Legal Action has written to share news with Rep. Wieckert about the consensus we've built with representatives from landlord organizations around the Safe Housing Act, SB 269/AB 520.

Now that we've worked out a bill that is agreeable to the interested parties, WCADV is hopeful that Rep. Wieckert will schedule an executive session on the bill as soon as possible. We—and our constituents, including Harbor House in Appleton—are anxious to see this bill reach the Governor's desk by the end of the session in March. It will provide meaningful and practical help to victims of domestic violence looking for ways to escape the violence in their lives.

Please don't hesitate to contact me with any questions.

Sincerely,

Joshua Freker, Policy Director  
Wisconsin Coalition Against Domestic Violence  
608-255-0539  
<http://www.wcadv.org>



**Becher, Scott**

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**From:** Mike Murray - WCASA [mikem@wcasa.org]  
**Sent:** Monday, February 04, 2008 1:31 PM  
**To:** Becher, Scott  
**Subject:** SB 269- The Safe Housing Act

Hi Scott,

This is Mike Murray from the Wisconsin Coalition Against Sexual Assault. I just wanted to write you quickly to reiterate WCASA's strong support for SB 269 and to officially request that Rep. Wieckert schedule the bill for an executive session at the earliest time possible. WCASA has worked with the Wisconsin Coalition Against Domestic Violence, Legal Action Wisconsin, and the WI Rental Housing Legislative Council to draft new Assembly amendments that should bring all stakeholders in this legislation into a consensus agreement on the bill.

I understand that Bob Anderson from Legal Action Wisconsin has shared with you a memo that details the consensus that has been reached around SB 269/AB 520. WCASA and its members very much hope that this bill will be sent to the Governor's desk and signed into law this session. It will provide some victims of sexual assault who are in imminent danger a way to achieve safe housing without facing financial ruin while at the same time protecting the legitimate business interests of landlords—this is common ground that I think we can all agree on.

If you have any questions about this bill, please don't hesitate to contact me.

Mike

Mike Murray  
Policy Specialist  
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