

Doing, Benjamin

From: Jack Kear <jackkear53703@gmail.com>
Sent: Monday, January 4, 2021 6:38 AM
To: CDBGCommittee
Subject: Re: RefineJenifer LLC
Attachments: MNA support for Rejenerate2.pdf

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Committee:

The team representing RefineJenifer LLC worked closely with the Marquette Neighborhood Association (MNA) and have earned the unanimous support for the project at both our committee and board level.

As they come before you now in the 2020 Housing Forward RFP process, I thought it helpful to share the letter MNA sent to a banking advisor during another step of their establishment process.

Some of the minutiae in the plan may have changed since this letter was sent but our enthusiastic support for the project remains consistent. Please consider the endorsement of the neighborhood association as part of the RefineJenifer LLC application.

Thank You,

Jack Kear
Preservation & Development Chair,
MNA Board Member



PO Box 3223
Madison, WI 53704

Board of Directors

Anita Krasno, President	Jack Kear
Marlisa Kopenski Condon, Vice President	Lynn Lee
Renée Lauber, Treasurer	Jordy Loeb
Lance Lattimer, Secretary	Nancy Mae
Katherine Davey	Deven McGlenn
Keith Hudson	Jen Plants

FHLBank Chicago, Community Investment
Attn: Elisabeth Rask, Programs Specialist
200 East Randolph Dr, Chicago, Illinois 60601

May 29, 2020

Dear Ms. Rask:

The Marquette Neighborhood Association is a 52-year old neighborhood organization representing the Third Lake Historic District in beautiful Madison, WI. Our progressive roots are based on building community within our district and advocating for policies that benefit all people to the City of Madison.

Madison is a historic epicenter for the cooperative movement as featured by the University of Wisconsin-Madison's Center for Cooperatives, the \$55 million retail grocery chain Willy Street Co-op, legendary Marquette-based housing cooperative Syntropy, as well as numerous others. Housing cooperatives have become especially of interest to the Marquette Neighborhood Association because our district like so many other American cities is confronting gentrification and displacement that has made affordable housing a top priority of our mission.

Part of our advocacy with City leaders includes an ongoing dialogue for affordable, sustainable, and modern solutions to housing. Our longstanding Preservation & Development Committee routinely meets with our district representative to the City's Common Council and with top leadership from City Planning, Zoning, Engineering, Street Use, and Parks. The committee holds preliminary reviews for all development projects in the district both commercial and residential. Project decisions are forwarded to the board of the Marquette Neighborhood Association who then provide statements of support or denial to City Planning. Because the City allows for neighborhood association input on that first step of all proposals, we have a significant impact on projects.

The Marquette Neighborhood Association has voted unanimously to support the Rejuvenate Housing Cooperative and its proposed redesign on the 900 block of Jenifer Street within our district. Our reasons for supporting the project include:

- The project respects the historic district by renovating two historic apartments
- The project is a smart reuse of space with basements joined to provide space for a full commercial kitchen and 'great hall' for all residents to share.

- The project endorses green energy by employing solar panels on the rooftop and will achieve close to carbon net-zero emissions
- The project reduces traffic flow in our district by including three electrical vehicles for all members to share.
- The project is family-friendly by including family-friendly “suites”—2, 3, 4 & 5BR with three units will be reserved for homeless youth.
- The project will be feature ADA accessibility on some levels.

We are aware that you will play a key role in the success of this project. Representatives from Rejuvenate Housing Cooperative have not only done their due diligence by meeting with our committee and board several times over several months--they have won over the community to fully endorsing this plan. We are excited and eager to see this housing option in our neighborhood. Please approve the request they have made to you.

Thank You,

Anita Krasno, President
Marquette Neighborhood Association

From: [tanya cohen](#)
To: [CDBGCommittee](#); [Justice Castaneda](#); [Ashley Gohlke](#); [Conner Wild](#); [Maria Davila](#); [Susan Gaedert](#); [Justice Castañeda](#)
Cc: [Rummel, Marsha](#); [Heidi M. Wegleitner](#); [Compliance](#)
Subject: CDBG Item 63552/Reporting of Yahara River View Apts/Commonwealth Development Chronic Safety & Health Issues
Date: Thursday, January 7, 2021 3:28:31 PM

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In light of seeing Commonwealth Development requesting \$500,000 from the CDBG, I thought it pertinent for the City of Madison staff to know what a public nuisance and health and safety issue the property at 1459 East Main St. Madison, Yahara River View Apts, has become in the past 2 years since Feb 2019. Perhaps Commonwealth could take responsibility for the property they own and operate before asking for more public money and adding more work to what they already say they cannot afford to operate properly (due to being a "non profit" as Ashley stated in Feb 2020 meeting with me re: request for staff to have sensitivity training as her staff gaslighted me when reporting the chronic mouse infestation). My neighbors now are sharing their living conditions, mice, mold, no security of building, cameras not operating, stolen packages and property.

I am registering in opposition to Commonwealth Development receiving public monies from CDBG as requested in Item 63552.

My health is currently awful due to the stress of living here and the gaslighting, harassment, and inaction of the YRVA CWD staff since 2/2019 to current, in not addressing or hearing what has been being reported as chronic issues here at Yahara River View Apts by residents.

I am not the only person you are hearing from as many residents are feeling unsafe after months, years, of reporting issues to the current YRVA CWD staff that turns into them gaslighting residents, taking no action to solve issues, to let the mouse infestation continue throughout the building along with chronic mold.

Attached is photos of human feces, drugs, stolen packages, and all of this was reported on 12/21/2020 by a neighbor here, and the property was not cleaned up, nor was the Cable Closets secured, until 12/29/2020 when police, public health and building inspectors were contacted and involved.

YRVA was notified of the doors being propped open, often broken open, so juveniles could gain access to the building for their crimes to our homes and property to take place.

I reported issues of marijuana being used in my hallway since 2/2019 with zero action, other than useless letters accusing neighbors.

I do not feel safe here and have requested, in writing, permission to break my lease to move, 6 times via email in the past 8 weeks with no response from YRVA.

Last week neighbors began talking when one neighbor took initiative to reach out to neighbors after discovering the Cable Closet containing their stolen property/packages (USPS, Amazon).

I began taking walks to check security of the building.

While walking the property this past week, twice since last Friday, I have noted that many doors are missing the "MASK REQUIRED" Public Health signs.

There has not once been signs put on the 2 doors by my apt, and 2 weeks ago I put signs up that were on random walls here on the second floor (west wing), at the 2 entrances closest to my apartment (E Main St. Entrance closest to Northern Ct and the Entrance closest to Northern Ct that goes to the terrace and surface parking lot).

I noticed, the day after seeing Maria inspecting the parking lot, where we spoke about the lack of signage, especially in light of receiving a letter that week dated 12/10 announcing COVID was in the building, that there were signs

once again at the main entrance by the mailboxes and at the intercom entrance by the library.

The signs I put up near my apt at the 2 entrances have stayed in place since I put them there. No one is removing these signs as Maria had mentioned (assuming this is what has happened).

I have reported the missing signs to YRVA staff via email countless times since this past summer when it became an order again in the fall as well, written over 6 emails to YRVA with NO ACTION OF PUTTING UP SIGNS.

These signs need to be put on the doors (windowed doors) with something more than painters tape.

In taking my walk around the building, checking entrances for signage, noted signage missing at all of the entrances that are on the river side of the building, and the entrance to the surface lot on that side of the building.

Dept of Health is copied on this email.

Again, I refer to not feeling safe in this building due to the lack of compliance for signage on the part of YRVA housing staff's negligence.

I cannot stress enough how many neighbors, and their guests and assistants, as witnessed by Mark France last week when he was speaking to my neighbor and I in the hallway. A resident from #206 and his assistant came by and Mark stressed "wearing masks is required. Bob down the hall wears masks outside, but not inside the building, as I wrote an email 2 weeks ago to YRVA asking for signage and to remind residents, just as they notified us of the COVID in the building.

Complete negligence is causing this pandemic to be longer due to the missing REQUIRED signage.

There is no excuse for this inaction which is now malice.

Turning off the A/C last March through November did not help the residents at YRVA during this Global Pandemic either. Air circulation is key and vital with keeping this virus at bay. Mark France said YRVA turned off the air last March to "save money". With all of the monies donated by our 2 neighborhood associations, for the direct benefit of the residents of CWD tenants, there is zero excuse to not have the A/C running properly, and, the man hour/time to check regularly for signage on the doors, and, cleaning the building.

Photos attached show current photos taken by a cleaning contractor hired to deep clean this apartment due to my health, and, to the negligence of the property owners (denying mold last Feb, denying mice, not putting up required COVID MASK signage).

The conditions with the mold that I reported last spring have gotten much worse also since the A/C was off and the temperature in my apartment has been unable to be controlled, my notification to YRVA was last February before COVID/Pandemic times.

Getting a letter accusing myself and my neighbors of "smoking cigarettes and marijuana", the same day my neighbor posted on our Schenk Starkweather Atwood Yahara Facebook neighborhood page the photos of the 2 juveniles that I reported blocking open entrances, again, before pandemic, and during pandemic, showing the juveniles coming out of the Cable Closet (in my area/floor) (these photos were sent by a neighbor to Conner Dec 21st when she saw them in the closet, engaging in sexual intercourse). Then seeing the photos of the 2 Cable Rooms on the 2nd floor that on December 28th, same day I received a letter accusing 2nd floor tenants, myself included, of being the cause of the marijuana and cigarette smell, of the human feces, stolen packages, used condoms, etc. most disgusting and a major health hazard, where the 2 closets were NOT secured on either Dec 21st or anytime until the evening of December 29th, where even sitting dirty disgusting full of stolen packages and human feces and used condoms for days before being cleaned, only after Dept of Health and the Building Inspector were contacted. The Cable Rooms (2) were then not "secured"/locked, until the 30th of Dec.

There is NO EXCUSE for any of this. I reported these juveniles a year + ago. I have reported the cameras being pointed to the walls and floors etc for months now, with no change. I have reported the doors being propped open, or BROKE open (as happened the weekend of the rallies that turned to protests), the people having sex in the

parking lot, the people in the hallways at night who were let in by the same neighbors who have been smoking marijuana chronically since my first reporting in February 2019, and there is STILL a marijuana smell in the hallway this past week and since the 2 Cable Closets have been cleaned. Again, I have all of these reports, emails, showing I have felt unsafe here at YRVA for all of these reasons.

I have asked 5 times in the past month or so, in writing, via email, to all the housing contacts at YRVA, with no response. With these items NOT being fixed, ;this is a case of "constructive eviction". I need permission to break my lease with 30 days notice of when I find a safe new home to move to. Please, allow me to leave this squalor that YRVA/CWD has allowed this building to turn to. My health is WAY WORSE because of this immense pressure and unhealthy conditions which go unresolved due to the total negligence of YRVA/CWD of not resolving the issues of 1) security of doors at building 2) the security cameras being pointed to wall ceiling etc. 3) mouse issue not resolved property across entire property, 2020 started with Mark Adkins harassing me for 20 minutes on how he did not believe there were mice in my apartment, and not taking appropriate action for weeks on end, until I contacted building inspection 4) mold being denied by Ashley in 2/2020 at the meeting with Conner and myself 5) YRVA turning off a/c in building in March 2020 to Oct/Nov 2020 which then led to the MOLD going out of control in the building 7) report of people gaining entry to the building for criminal purposes which was reported for months before this came to a head Dec 2020 8) Negligence of YRVA staff for ignoring pleas for MASK REQUIRED signs to be put up on all entrances at YRVA (even when required by law) 9) Mark France stated it is "too expensive" to secure the storage areas (I reported pillows and sleeping items in the open area of the storage closet across from my apt in fall of 2019 which were still there in 2020 when Conner viewed them and told Ashley when the extermination people were in my apt in April 2020 (yes everyone is lockdown by me, because YRVA never took care of the mouse issues before pandemic set in, so I had YRVA staff, building inspection, and pest control company people, all a threat to my exposure to COVID) 10) Once again there is mouse feces under my appliances per my cleaning contractor just now 11) water dripping sounds

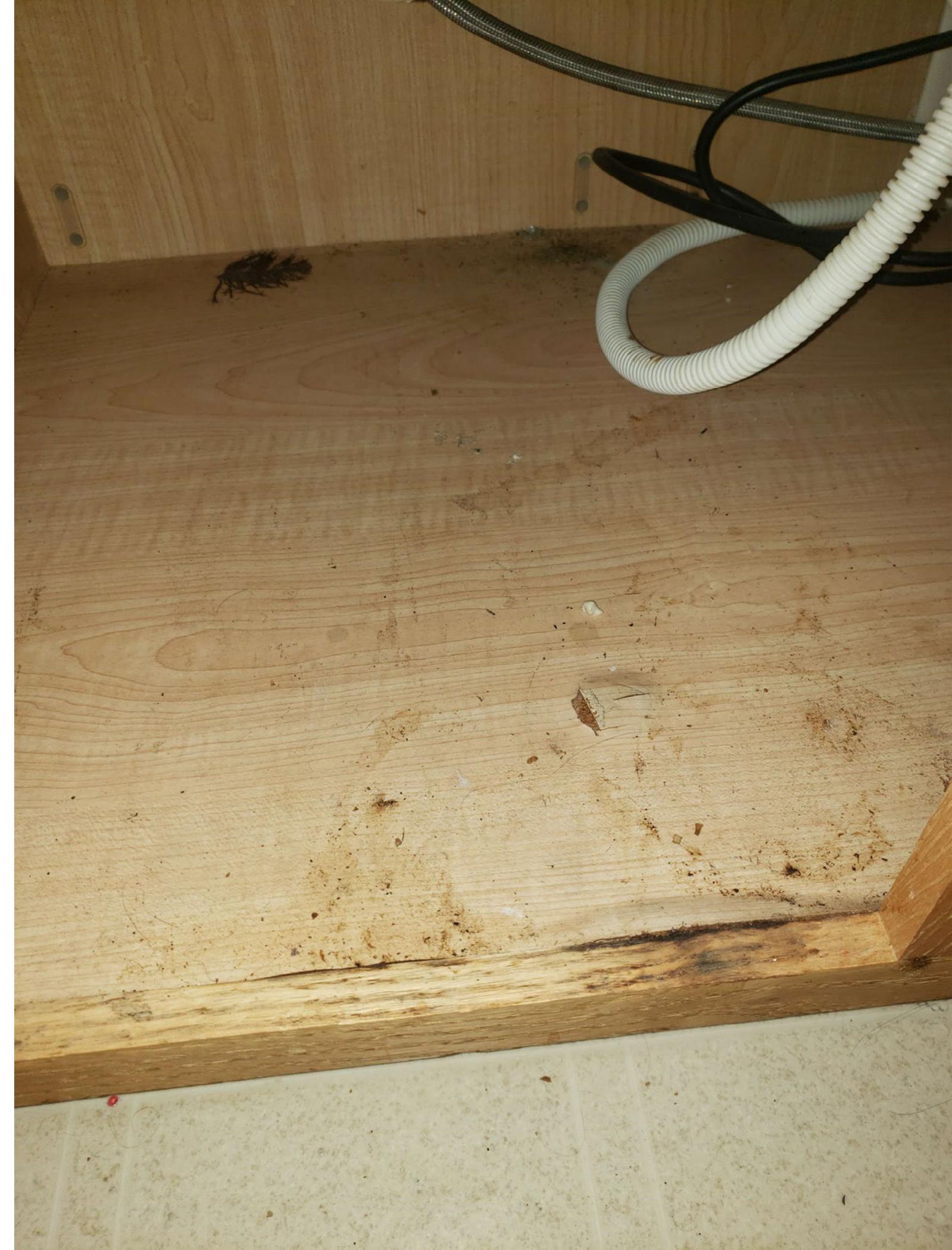
Please come up with a solution for these issues of lack of safety.

Tanya Cohen

[REDACTED]

****NO EMAILS (only for maintenance re: entering apt)****

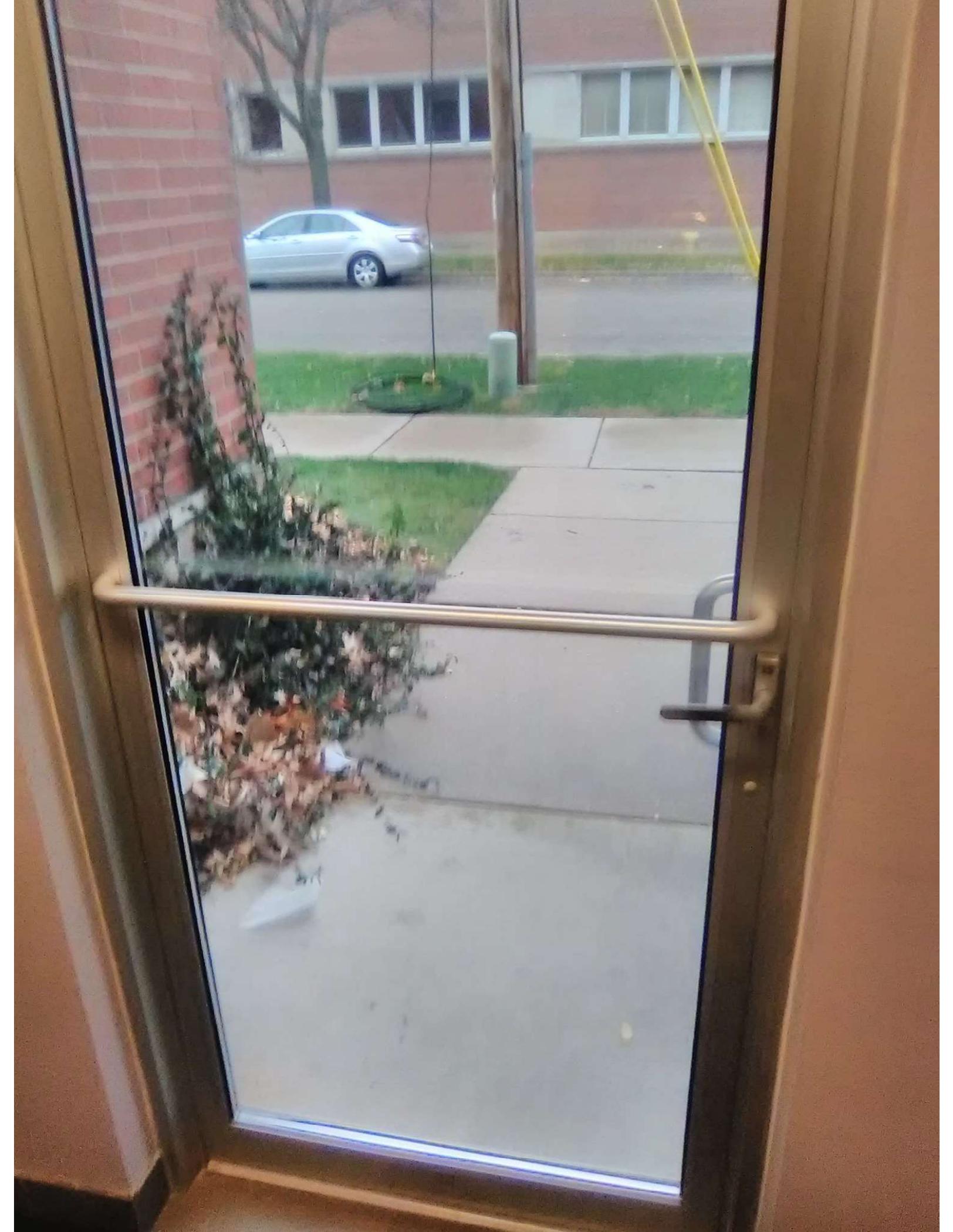
**** USPS ONLY****

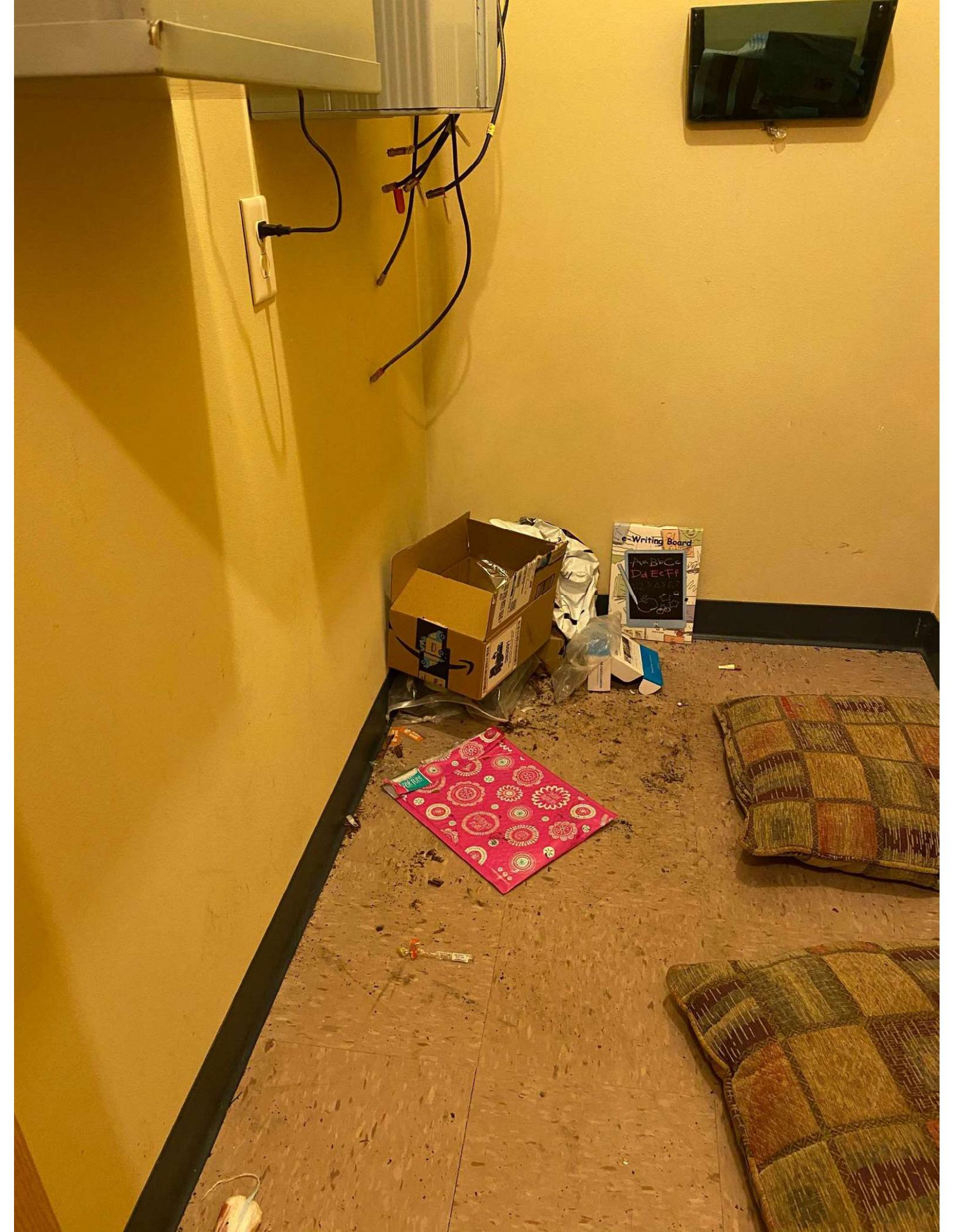


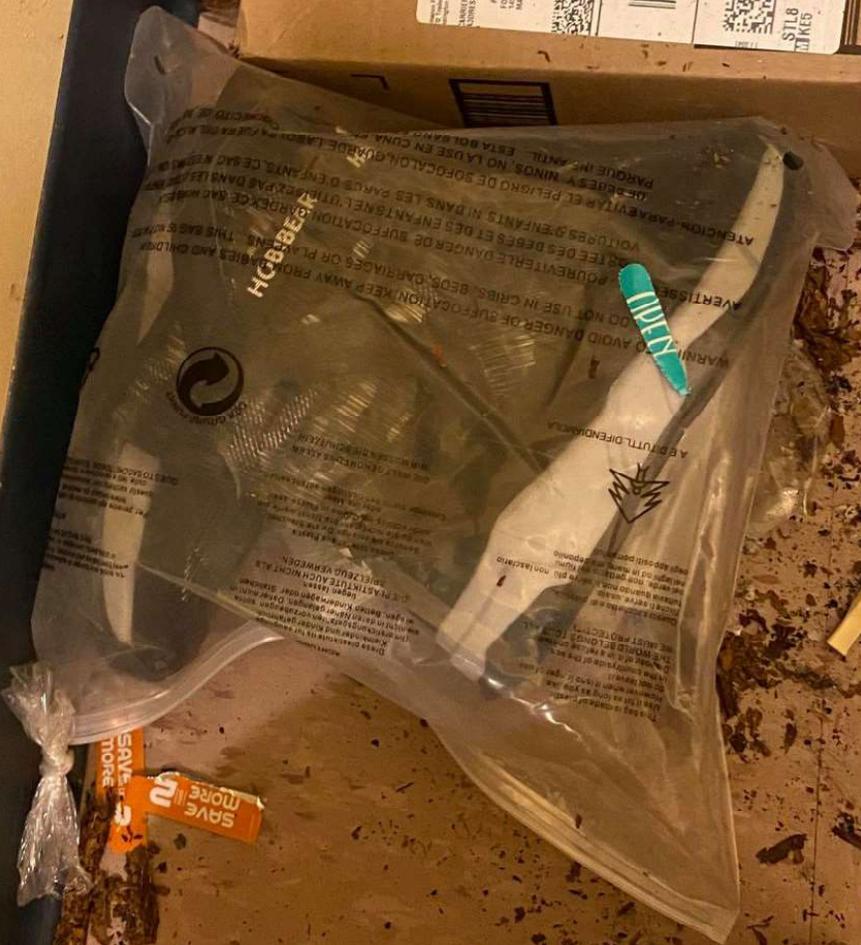














From: [tanya cohen](#)
To: [Ashley Gohlke](#); [Conner Wild](#); [Maria Davila](#); [Susan Gaedert](#); [Justice Castaneda](#); [Justice Castañeda](#)
Cc: [Rummel, Marsha](#); [Heidi M. Wegleitner](#); [Kutz, Victoria](#); [CDBGCommittee](#)
Subject: Chronic Marijuana Smell 2nd floor YRVA
Date: Thursday, January 7, 2021 3:06:13 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

This past weekend, and today yet, the hallway here in the second floor at YRVA smells like marijuana, it is 3pm right now.

This has not stopped since my first reporting in Feb 2019, and each month since to present.

Sick of this. This makes me sick. Exasperates my health conditions.

Please do something more than sending letters to residents. Take action.

This property is a chronic nuisance and unsuitable for tenants with health issues, including but limited to lung conditions.

Respectfully,

Tanya Cohen



USPS Contact Only (exception from Maintenance re: entering apt)

** No Emails **