

2009 WORK PLAN COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

Approved By the CDA on

The Contract for Services, Materials, and Equipment between the City of Madison and the Community Development Authority of the City of Madison (CDA) executed in July 1981 and amended in May 1990 specifies that the Mayor and the CDA shall prepare an Annual Work Plan. The purpose of the Work Plan is to prioritize the programs and projects that the CDA will administer or oversee in 2009. The CDA has two functional areas: Community Development and Assisted Housing. The Annual Agency Plan for Assisted Housing was approved by the CDA and subsequently submitted to HUD in October 2008.

The 2009 Work Plan continues to promote the major themes that the CDA has been pursuing for the past several years. These primary themes are an emphasis on (1) economic and redevelopment initiatives in South Madison, Allied Drive and West Broadway-Lake Point neighborhoods, and downtown; (2) improvement of the housing stock and increased owner-occupancy, (3) blight elimination, and (4) increased housing choices for lower-income households. Listed below are the year 2009 priorities for the CDA's two functional areas.

COMMUNITY DEVELOPMENT

Redevelopment

SOUTH MADISON

- **Badger-Ann-Park Street Redevelopment District (14 AD):**

In 2009, the CDA will continue the approximately \$5.8 million redevelopment (phases I and II) of The Villager. In addition, the CDA may undertake land assemblage activities, including acquisition, relocation of tenants and demolition of structures, for an affordable senior housing initiative in the Badger Road/Cypress Way/Hughes Place area.

- **Wingra Redevelopment Planning Area (13 AD):**

In 2008, the CDA in its role as the Local Redevelopment Authority (LRA) for the reuse of the surplus Truman Olson Army Reserve Center received four Notice of interests from Porchlight, Goodwill, the African American Academy and the Madison Central Montessori School. Following an extensive public participation process, the CDA selected Porchlight and Goodwill. On September 2, 2008, the Common Council adopted the CDA's recommendations outlined in the Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property and authorizing submission by the LRA of said documents to the Federal Government. In 2009, the CDA will continue the

redevelopment of the Truman Olson site. This work will likely include identification of alternative sites for Porchlight and Goodwill, continued negotiation with the Department of Defense regarding the purchase of the site, and further discussions regarding the implementation of the Wingra redevelopment plan.

SOUTHWEST

- **Allied Drive Neighborhood (10 AD):**

In 2008, the CDA, through a cooperation agreement with the City of Madison became the master developer for the approximately 9 acres of land on Allied Drive. In July 2008, the CDA began construction of the 48-unit phase I, Low-Income Housing Tax Credit project. In 2009, the CDA will continue to act as the Managing Member of the Allied Drive Redevelopment LLC, overseeing the construction and operation of the Phase I rental units and facilitating the development of the Phase II ownership units.

SOUTHEAST

- **West Broadway Redevelopment Area (14 AD):**

Lake Point Condominium Property: Due to a downturn in the housing market and the developer's inability to meet its financial obligations to the CDA and other creditors, in 2008, the 50-unit Lake Point Condominium project was placed in receivership. During the first half of 2008 four units were sold, bring the total number of units sold to 20. In 2009, the CDA will continue to work with the Receiver, seeing to the sale of the remaining new and rehabbed units.

Exterior Property Improvements: In 2009, the CDA will continue to administer the special 10-year deferred loan program to assist of owners of properties on Lake Point Drive between Hoboken Road and Weber Drive to enhance the visual and exterior appeal of their residential properties. In 2008, the CDA contacted and distributed program information to all the affected owners, but received no response. In 2009, the CDA will aggressively market the program to the owners with a goal of completing and closing it out at the end of 2009.

Monona Shores Apartments: The Monona Shores Apartments, which was redeveloped in 1998-99 into 104 rental units remains an integral component of the West Broadway Redevelopment Plan. The property is clean, well maintained, and healthy with a current occupancy of 93% as of August 31, 2008. In 2009, the CDA will continue to work with the Madison Revitalization and Community Development Corporation, the Managing Member of the Monona Shores Redevelopment, LLC (the owner) in overseeing the management and operation of the property.

UNIVERSITY OF WISCONSIN CAMPUS AREA

- **Wisconsin Institute for Discovery/Morgridge Institute for Research (WID/MIR) Redevelopment District (8 AD):**

In 2008, the CDA received an application from the Wisconsin Alumni Research Foundation for \$185 million in tax-exempt redevelopment revenue bonds for a 300,000 square foot biomedical research facility in the 1200 and 1300 blocks of University Avenue. The CDA approved issuing up to \$185 million to assist the project. Due to the uncertainties in the financial markets, the project did not move forward with bond closing in 2008. In 2009, the CDA may issue the bonds.

Neighborhood/Economic Revitalization

- **Madison Capital Revolving Fund:** In 2009, the CDA will pursue pending projects and other development proposals generated during the year, to the extent funds are available. The CDA will also continue to administer the Facade Improvement Grant program, including conducting direct mailings and presentations to business associations and others interested in the Program in targeted areas.
- **Residential Rehabilitation and Home Purchase Assistance Programs:** The CDA will continue to administer the Deferred Payment, Installment, Homebuyers Assistance, Rental Rehabilitation, and Home-Buy Down Payment Assistance Loan Programs. In 2008 (January 1, 2008-August 31, 2008) the CDA closed 72 loans (38 rehab and 34 down payment assistance loans) for a total investment of \$1.2 million. The CDA will continue to market these programs among owners, landlords, local lenders, buyers, realtors and affordable housing developers. It is anticipated that the CDA will receive 2009 Federal HOME Program funds for rehabilitation activities and State Department of Commerce funds for down payment assistance.
- **Home Buyer Fair:** The CDA co-sponsored the successful Annual Home Buyer Fair in 2007 and 2008 will continue to co-sponsor and promote the Fair in 2009.
- **Affordable Housing Projects:** In 2009, the CDA may pursue or be asked to assist several potential affordable housing projects. The CDA will continue to implement the Section 8 Homeownership Program in collaboration with the Dane County Housing Authority. Additionally, the CDA is working closely with HUD and FNMA to explore other housing development options. The CDA will continue to administer the \$4.1 Million Fannie Mae American Communities Capital Revolving Fund Program.
- **Peripheral Land Development:** The CDA will continue to pursue funding in collaboration with the City of Madison in the Capital Budget for peripheral land development as one means to promote owner-occupied housing, especially for low- and moderate-income households.
- **Land-Bank Program:** The CDA will develop and budget for a pilot program for the purchase of lots sized for housing affordable to moderate-income, single-family

homebuyers in new plats to be land-banked specifically for resale to the target population (as proposed by Starter Home Task Force).

- **Tax-Exempt Revenue Bonds:** The CDA will continue to issue housing and redevelopment revenue bonds, as requests are submitted, which meet the CDA's criteria.
- **Miscellaneous Housing Studies:** The CDA may participate in various housing studies to better ascertain housing opportunities including expanding neighborhood revitalization and home ownership opportunities for both the CDA and the City.

HOUSING OPERATIONS

Assisted Housing

- **Housing Choice Voucher Program (Section 8):** The CDA is currently authorized to issue 1606 vouchers; however, federally mandated programmatic and budgetary changes continue to bring this number down. The CDA will monitor expenditures closely to maximize budgetary authority yet stay within the program budget. The federal government has not authorized any new vouchers for several years. It is not likely that any new vouchers allocation will become available in the near future. The CDA will continue efforts to disperse voucher utilization throughout the City.
- **Public Housing:** Continue the leasing and management of 882 Housing units at 40 locations located throughout the City the City.
- **Multi-family Service Coordination Programs:** Housing Operations continues to solicit and coordinate service delivery on behalf of the elderly and disabled residents at the Triangle Site to help them continue to live independently. It continues to contract with the Mental Health Center of Dane County to assist in this effort
- **Section 8 Homeownership Program:** Housing Operations will continue to assist qualified Housing Choice Voucher (Section 8) program participants in home purchasing. There have been 16 voucher holders who have purchased housing under this program.
- **Project-Based Voucher Program (PBV):** The CDA will also continue administration of this program and examine strategies or opportunities to determine whether to expand. The CDA has partnered with 5 local not for profit agencies and issued 48 PBV's to assist them in their efforts to house low-income families. The CDA will issue 35 more vouchers in 2009 as part of the redevelopment of Allied Drive.
- **Family Self-Sufficiency:** Housing Operations will explore development of a Family Self Sufficiency Program and the potential for funding.

SPECIAL INITIATIVES

- **Long-Range Planning Committee:** The CDA began a long-range planning initiative that examined the CDA's existing stock of properties. The Truax Park Apartments Site was selected as the first Site for further examination. A redevelopment plan was developed. Grants applications and other financing options will be explored in 2009. Other Site redevelopment plans for the Triangle Site and Romnes Apartments Site may also be pursued as opportunities arise.
- **Low Rent Public Housing Homeownership Program:** The CDA will explore the option of creating this program which allows for the selling and buying of properties for purchase by low-income Public Housing residents. Program guidelines would need to be developed and approved by HUD prior to implementation. Guidelines would be developed through a community input process.
- **Regional Housing Strategy:** The CDA has been asked by the Mayor's Office to be part of a joint City-County effort to study the opportunities and options of a regional approach to providing low-income housing. Such an approach may include merging its Housing Operations Division with the Dane County Housing Authority.