

**ALLIED DRIVE TASK FORCE UPDATE
FOR THE
COMMUNITY SERVICES COMMISSION
September 10, 2008 Meeting**

- 1) The groundbreaking ceremony for Phase I (new rental units) was held on Monday, July 28th.

There were 18 households living in buildings scheduled for demolition. The CDA covered moving costs for the residents that were relocated, and they were given a \$500 rent credit for the month of August for their inconvenience. Two households opted for the company hired by the CDA to move their items, and the remaining tenants opted to take advantage of the \$1000 for moving themselves. The management company contracted with Hardy Construction to complete the renovations for the units at Birch Hill. Hardy was able to hire 6 Allied residents for the project. City staff were pleased with the work done by Hardy construction.

The demolition phase is proceeding: all buildings have been torn down or are in the process of being torn down. The exception is the Birch Hill Square buildings where tenants of the City's property are still residing.

- 2) The Task Force finalized and approved their Employment and Training report and recommendations. That report was submitted and accepted by the Common Council.

The contractor that was awarded the public works contract has hired all 4 of the Allied residents that passed the craft laborer apprentice exam, even though the contract required 3 to be hired. They anticipate that a 5th individual from the neighborhood will be hired as well. City staff have gotten positive response from the demolition company on the Allied residents hired such that they plan to offer those residents they've hired an opportunity to remain employed with the company. It's also been reported that START and MAP staff have seen an increase in interest in their programs, which they attribute to the potential of employment upon completion of the program.

- 3) The RFP for the Construction Manager for Phase I of the construction of the tax credit property was released and an Allied Task Force member was invited to serve on the interview panel.

City/CDA staff have started working on a draft of the RFP for Phase II, but they have put it on hold for now. There is still much discussion at the staff level about how to incorporate the findings of the market study into the plans. The Allied Task Force will get an opportunity to review the RFP before it would be released.

- 4) City staff are working on the RFP for the management services contractor for the new rental property. City staff have assured the Task Force that they will review and consider the screening criteria established for the City property be used by the new management company.
- 5) The CAC Building Bridges Project which helping tenants of the City property to work with families on financial/credit issues to help them qualify for future housing options. CAC staff have made contact with 18 families, and they are working more intensively with 11 of those 18 families. CAC has been able to offer some families financial incentives for working with them, including matching funds for back rent. This has helped several families to be current on their rent. They will offer a financial education seminar in the fall, though no date has been determined yet.
- 6) Lt. John Patterson is the new West District Lt that will be working with the Task Force Safety & Security subcommittee. The Task Force recommended that the subcommittee work with the Allied Drive Association to host the August Community meal with will gather input from residents on their current feelings about safety & security in their neighborhood. Information gathered from that community meal will be used by the Subcommittee to develop their work plan.

OCS staff will set up and lead the first meeting of the Subcommittee to provide the new Police Lt. an opportunity to get oriented.

- 7) The Allied Task Force took testimony from the Dane County Timebank and residents in support of using City apartment space for a Time Dollar store. The space issues is being discussed outside of the Allied Task Force but updates will be provided back to the Task Force. The Task force went on record supporting the City entering into a lease agreement with the Timebank on the City property.
- 8) The Allied Task Force approved providing up to \$1,500 for an employment transportation pilot project. The pilot project would provide transportation for up to 10 Allied residents who gain employment from Fed Ex and who work the 3rd shift when no buses operate. In the past, resident who have been employed at Fed Ex on the 3rd shirt were not able to keep that employment due to a lack of transportation. The Task Force' allocation is contingent upon the Allied Partners (a coalition of faith-based organizations) committing \$900 in matching funds. OCS staff are working with the Urban League, YWCA Transit program and CDBG to get this pilot project operational by October if possible. We will also be looking at how to support the project in the longer term if it is successful.