



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 18929

File ID: 18929

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: BOARD OF ESTIMATES

File Created Date : 06/21/2010

File Name: Authorizing the provision of \$432,000 in Federal HOME Match funds to assist Common Wealth Development, Inc. in acquiring and rehabilitating two 4-unit buildings for the purpose of providing affordable rental housing.

Final Action: 07/20/2010

Title: Authorizing the provision of \$432,000 in Federal HOME Match funds to assist Common Wealth Development, Inc. in acquiring and rehabilitating two 4-unit buildings for the purpose of providing affordable rental housing.

Notes: Board of Estimates

Sponsors: Shiva Bidar-Sielaff, Tim Bruer and Marsha A. Rummel

Effective Date: 07/21/2010

Attachments: Jenifer Street Housing Application, CWD Jenifer St staff review (2).pdf, 18929 - Registration Forms 7-20-10.pdf

Enactment Number: RES-10-00678

Author: Mike Miller and Pam Rood, CDBG Office

Hearing Date:

Entered by: pstonestreet@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	CDBG Office	06/24/2010	Referred for Introduction				
	Notes: Board of Estimates						
1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	07/01/2010	Return to Lead with the Recommendation for Approval	BOARD OF ESTIMATES		07/12/2010	Pass
	Notes: Marianne Morton gave a brief overview of Common Wealth's request for funds to assist them in acquiring and rehabilitating two 4-unit buildings. She said that CWD is looking to purchase and rehab two of three buildings across from Marquette Elementary School and O'Keefe Middle School. CWD will create a total of eight affordable units, with four of the units being rehabbed to accessibility standards. She said that CWD is taking two properties on the brink of foreclosure, which have also been an eyesore in the neighborhood, and turning them into affordable rental housing.						

Paul Jasenski said that a judgment has been entered on the foreclosures, and they will be going to a sheriff's sale. He said that CWD will make all first floor units accessible. He also said that lead paint abatement will be required.

O'Callaghan asked what Madison Community Cooperative (MCC) will be doing with their building.

Jasenski said that they are going to provide a large house, basically, with rooms.

O'Callaghan asked if it would essentially be an eight-room housing coop, and Jasenski said yes.

Bess Hambleton said she is a member of the Marquette Neighborhood Association and expressed her delight at this project.

Lindsey Lee, who owns Ground Zero Coffee and is also a member of the Marquette Neighborhood Association, said that many of us asked CWD to look at this project. He said that the neighborhood embraces the mix of diverse homeowners and requests support of the project.

Marsha Rummel, alder for the area, said it is exciting to see CWD's partnership with MCC.

1	COMMON COUNCIL	07/06/2010	Referred	BOARD OF ESTIMATES	07/12/2010	
	Notes:					
1	BOARD OF ESTIMATES	07/12/2010	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Notes:					
1	COMMON COUNCIL	07/20/2010	Adopt			Pass
	Notes:					
		Ayes: 19	Lauren Cnare; Michael E. Verveer; Shiva Bidar-Sielaff; Marsha A. Rummel; Steve King; Bryon A. Eagon; Paul E. Skidmore; Brian L. Solomon; Chris Schmidt; Satya V. Rhodes-Conway; Julia S. Kerr; Tim Bruer; Larry Palm; Judy Compton; Joseph R. Clausius; Michael Schumacher; Mark Clear; Jed Sanborn and Bridget R. Maniaci			
		Noes: 1	Thuy Pham-Remmele			
		Non Voting: 1	David J. Cieslewicz			

Text of Legislative File 18929

Fiscal Note

Sufficient Federal HOME Match funds of \$432,000 are available for this project within the Community Development Division's Housing Development Reserve Fund, which was authorized as part of the CD Division's 2010 Adopted Operating Budget.

Title

Authorizing the provision of \$432,000 in Federal HOME Match funds to assist Common Wealth Development, Inc. in acquiring and rehabilitating two 4-unit buildings for the purpose of providing affordable rental housing.

Body

Common Wealth Development is a community-based agency that for over 30 years has

provided construction of affordable rental housing and economic development projects that have enhanced the quality of life within the Williamson-Marquette neighborhood.

Common Wealth will acquire two 4-unit buildings that have been abandoned and vacant since 2008. Common Wealth will rehabilitate all 8 units and turn them into affordable housing for 8 households, with 4 units also having accessibility incorporated into the design. The project will take vacant, abandoned properties that are on the brink of foreclosure and turn them into safe, affordable rental units.

WHEREAS, the CDBG staff and the CDBG Committee have received this proposal and find that it furthers the goals expressed in the 2010-2014 Five-Year Community and Neighborhood Development Plan and the 2010 Community Action Plan; and,

WHEREAS, the acquisition and rehabilitation of 2 properties located within the Williamson-Marquette neighborhood at 434 S. Thornton Ave. and 1526 Jenifer St. will provide long-term affordable rental housing; and,

WHEREAS, the successful completion of the project will provide affordable housing to 8 LMI households;

NOW, THEREFORE BE IT RESOLVED that the Common Council authorize a long-term deferred loan to Common Wealth Development, Inc. to acquire and rehabilitate 8 units of affordable rental housing and authorize the Mayor and the City Clerk to enter into an agreement with Common Wealth Development, Inc. for \$432,000 in HOME Match funds to be expended by December 31, 2010.

BE IT FUTHER RESOLVED that the assistance be offered with terms adopted in the 2009-2010 Program Funding Framework for Community and Neighborhood Development. Assistance to the agency will be offered in the form of a long-term deferred loan without shared appreciation or interest.