



CommunityDevelopmentAuthority

Natalie Erdman, Executive Director
Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
ph (608) 267.1992 fx (608) 261.6126 TTY/TEXTNET (866) 704-2318
email nerdman@cityofmadison.com
mail P.O. Box 2983, Madison, WI 53701-2983

DATE: October 15, 2012

TO: Allied Development Subcommittee

FROM: Natalie Erdman, Executive Director
 Community Development Authority

SUBJECT: Allied Drive Redevelopment

Revival Ridge

- On October 2, 2012 at approximately 11:00 pm, there were gun shots fired in the street between the buildings at Revival Ridge. A townhome garage at Revival Ridge was hit several times. We are working with the Madison Police to assist them with their investigation. The people suspected do not live at Revival Ridge, but it appears that one of the individuals has an association with a Revival Ridge resident. It also appears that the gunshots are related to drug activity.
- I attended the Allied Dunns Marsh Neighborhood Association Meeting on Oct 3 and the Allied Stakeholders meeting on Oct 9th. I have also scheduled a meeting with the neighborhood police officer. The increase in gun activity was discussed at both neighborhood meetings. Staff will continue to work with neighborhood leaders and the community policing team on community based solutions to the increase in violent activity.
- Additional security measures are being put in place at Revival Ridge. Percy Brown is working on additional security cameras at Revival Ridge along with selective changes to building access. We have also revised our tenant selection scoring, have changed security companies and increased the hours that the security company is at the property.

Mosaic Ridge

- The CDA has been awarded \$180,000 in Affordable Housing Trust Funds by the CDBG commission to fund a revolving construction loan for Mosaic Ridge Buyers. Construction loans will be available for up to three home buyers at a time and could revolve at least once to serve a total of six families. Discussions with the CDA preferred lenders indicated that construction loans for our low income buyers are rare and inflexible and our ability to fill that financing gap will be critical. All CDA construction loans will require a permanent loan commitment from a CDA preferred lender prior to closing.

- Green Path held a meeting that included CDA personnel, City of Madison personnel, the Mosaic Ridge preferred lenders, an intake specialist from Habitat for Humanity and a person from the Financial Education Center. The Mosaic Ridge Home Buyer Education and Readiness Program and screening process was reviewed. Based on comments from the group, Green Path will be revising the screening materials. They will then set up meeting with our two initial participants to test the screening and bring the results to the screening committee. The screening committee will be comprised primarily of the people that attended this meeting.