



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, July 11, 2013

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

SCHEDULED MEETINGS

CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman, Augie Oliver, Tom Conrad & Matt Wachter

Present: 7 -

Sue Ellingson; Paul E. Skidmore; Daniel G. Guerra, Jr.; Lauren K. Lofton;
Sariah J. Daine; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 1 -

Dean Brasser

1 APPROVAL OF MINUTES: June 13, 2013

A motion was made by Ellingson, seconded by Daine, to Approve the Minutes.
The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

Item #10 and 11A were moved ahead on the agenda

10 [30617](#)

Report of the Community Development Division Regarding SRO Housing:
Strategies to provide affordable housing with supportive services for the
homeless

Matt Wachter provided a review (report attached). Wachter stated we were
asked to look at options for homeless individuals with services attached,
housing for single adults, not families, single room, extremely affordable,
could have bathroom and/or kitchen attached, but not necessarily. Who are
we trying to serve? A point in time survey was done, which counts the
number of people on the street and in shelters. Of the homeless population,
half are single adults. Of them, half have a mental health, alcohol, drug, or
physical disability that would demand extra services. A fraction of those are

chronically homeless. 90 unsheltered on the street now. It's 100s of people. It's not 1,000 people, but more than 100. Difficult group to keep tabs on and quantify. Looked at national models. New Construction - opens up funding sources; TIF is another option. There is extra expense of 24/7 staffing on site. Affordable Housing Tax Credits, operating subsidies are other options. Thompson-Frater asked how many homeless are Veterans. Erdman said we have 85 VASH Vouchers. Wachter said we don't have an exact number. There are two tracks to provide this housing. A small subsidy and then it's run by a nonprofit (CDBG does this every year). Erdman also attached the financial model. Wachter said this is a rough financial model of how it would work. For certain populations, larger buildings might not make sense. For single adults that need a lot of services, it might make sense.

Wachter suggested a facilitation role by CDA to get a team together.

Ellingson said at the Housing Operations Subcommittee, they talked about the need for Section 8 Vouchers. It's necessary to have these vouchers in order to make the deal work. Erdman said the ProForma Wachter put together is that 100% of the units get subsidies. Have had some meetings with Dane County. They would consider donating half of the vouchers needed. If you have a voucher you can afford to have a case worker.

Wachter said 24/7 staff work is expensive.

Ellingson is concerned that there was a budget of \$4M over three years to build this. We would acquire the vouchers through attrition of current voucher holders. Those vouchers are being used now. Going to spend \$4M, but not going to increase the total supply. Is there a way to expand the amount of vouchers to make this work?

Thomas Conrad from Housing Operations responded that there are three ways that it might increase the housing supply. HUD made special money available in 2011 for Truax. Money also applied for to boost funding for Burr Oaks. A lot of slack in our baseline. Only serving 1620 families this month. Authorized to help 1800. The thing holding us back is amount of funds we have. Average subsidy for residents in this building would be lower than large families because they're efficiencies. Offer on table from County Housing Authority - they would set aside some of their vouchers to make this happen. Uncertainty of funding of last five years has kept us from spending every last dime.

Olvera said there used to be 1601 vouchers and they would give us money to cover those. Now they're limiting the budgeting authority. This has happened across the nation.

Erdman stated there is a decrease in the payment standard. Service families that need less subsidy.

Olvera said if the single adults are getting Social Security or disability pay, the subsidy is less as opposed to a family.

Erdman said having the federal subsidies helps on the tax credit applications. The real risk is the ability to take the next available choice voucher.

Conrad said HUD holds the standard of choice voucher high. Have to show that it's good for the client and not just us. Getting 25 more VASH Vouchers with a case worker.

A motion was made by Guerra, Jr., seconded by Ellingson, to Return to Lead with the Following Recommendation(s) to the HOUSING STRATEGY COMMITTEE:

The CDA accepts the report, supports the concept and suggests looking for additional funding mechanisms to pay for project based subsidies.

A friendly amendment was made by Ellingson to minimize the use of project-based Section 8 vouchers from the City of Madison.

Guerra said it's apparent that one of the funding mechanisms used is going to impact our entire portfolio of vouchers as a whole.

The motion passed by voice vote.

11A [30846](#) CDA Resolution No. 4034, commending Stuart Levitan on his Commitment and Dedication to the Community Development Authority of the City of Madison.

A motion was made by Daine, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

4 [29387](#) COMMUNICATIONS

PRESENTATION OF CONSENT AGENDA, excluding Items 10, 11A and 11B

A motion was made by Guerra, Jr., seconded by Ellingson, to Adopt the Consent Agenda. The motion passed by voice vote.

5 [29695](#) HOUSING OPERATIONS SUBCOMMITTEE REPORT

5A [17719](#) Housing Operations Monthly Report

5B [30805](#) CDA Resolution No. 4031 - Authorizing the filing of Revision 2 of the 2012 Capital Fund Grant

A motion was made by Guerra, Jr., seconded by Ellingson, to Approve. The motion passed by voice vote/.

5C [30812](#) CDA Resolution No. 4032 - Amending the Administrative Plan (Section 8 policies) to match the recently approved Admissions and Continued Occupancy Plan (Public Housing policies) regarding the definition of Disposition

A motion was made by Guerra, Jr., seconded by Ellingson, to Approve. The motion passed by voice vote.

6 [29086](#) Economic Development Status Report

7 [29088](#) Allied Development Subcommittee Report

8 [29090](#) Community Development Subcommittee Report

8A [30825](#) Amended CDA Resolution No. 4033, authorizing the Chair and Executive Director to approve the assignment of the lease at 301 South Park Street.

A motion was made by Guerra, Jr., seconded by Ellingson, to Approve. The motion passed by voice vote.

9 [27930](#) 2013 CDA Meeting Schedule Update

11 BUSINESS BY COMMISSIONERS

11B [30847](#) CDA Resolution No. 4035, appointing Agustin Olvera as the Deputy Director of the Community Development Authority (the "Authority").

Erdman said it's required by the CDA by-laws that the CDA Deputy Director is appointed by the CDA and must be a staff person.

A motion was made by Guerra, Jr., seconded by Ellingson, to Approve. The motion passed by voice vote.

12 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Ellingson, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:20 p.m.