



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, December 11, 2012

12:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-130 (Madison Municipal Building)

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### ~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

#### SCHEDULED MEETINGS

Housing Operations Subcommittee: Wed., Dec. 12, 4:30 p.m., 120 MMB  
CDA Regular Meeting: Thurs., Dec. 13, 4:30 p.m., 260 MMB  
Allied Development Subcommittee: Tues., Jan. 8, Noon, 313 MMB  
Community Development Subcommittee: Tues., Jan. 14, Noon, 313 MMB  
CDA Special Meeting: Thurs., Jan. 24, 4:30 p.m., 313 MMB

#### CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman and Percy Brown

**Present:** 3 -

Lauren K. Lofton; Stuart Levitan and Kelly A. Thompson-Frater

**Excused:** 4 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr. and Sariah J. Daine

#### 1 APPROVAL OF MINUTES: October 15, 2012

Deferred to next meeting.

#### 2 PUBLIC COMMENT

None

#### 3 DISCLOSURES AND RECUSALS

None

#### 4 25013 CDA EXECUTIVE DIRECTOR'S REPORT

##### REVIVAL RIDGE - SAFETY & SECURITY

Erdman stated that regarding screening, residents of property City owns don't have a criminal history, but people they associate with might have a criminal history. She will talk to the City Attorney's Office about it. Nick Dorenu owns 90 units in the Allied area. Mr. Dorenu told the Mayor that the problem in the area is Revival Ridge and the poor screening process. Erdman said our screening process at Revival Ridge is not as strong as for public housing. The Mayor is suggesting we use the same screening policy for Revival Ridge as we do for public housing. Revival Ridge has a point system. Public Housing - If, in the past three years, you have been convicted of a crime or incarcerated, you are not allowed in public housing. Revival

Ridge is two years. More differences are absolute denials in public housing. We are working through the details.

Revival Ridge continues to do well financially. Ratio of manager time to unit and security is good.

**MOSAIC RIDGE**

Kegonsa Builders may come back next Spring as the same team, different name. Kegonsa Builders closed to avoid a \$700,000 lawsuit.

**5 REVIVAL RIDGE**

5a Safety & Security

**6 25012 MOSAIC RIDGE UPDATE & DISCUSSION**

**7 27725 DISCUSSION RE: STRATEGIC PLANNING**

Thompson Frater led the discussion by asking about priorities. Allied is a lower priority now. What are higher priorities? Not getting a lot of interest by Alders for public housing. Levitan suggested expanding Romnes. Thompson-Frater said builders agree. Levitan said there is so much land there. Truax is done; Allied is done. Romnes land is not really used by residents. We own the land; it's zoned properly.

Levitan said we may have to deal with moving stuff around the Triangle. He doesn't see a need to look elsewhere.

Erdman stated Karabis is a project-based voucher. Parkside is in deteriorating shape - project-based voucher as well. Kelley Simonds has asked for a physical assessment list of the properties. Levitan stated the Triangle is remedial. Thompson-Frater stated we have to start moving people. That's assuming that we want to keep what we have. Trade and build elsewhere to reduce concentration. Do we want to add in economic development?

Levitan said from a housing priority, Romnes is his priority for housing initiatives. CDA is mainly reactive in economic development. Provide bonding and other economic resources, not creating the economic project.

Thompson-Frater asked if we want to help provide jobs for the residents in the area.

Lofton asked if we are going to compete with the City if we try to do that. What is our role and what do we do?

Thompson-Frater asked what do we want our role to be.

Levitan said jobs are a completely different track from housing. Thompson-Frater said we could provide retail or jobs for our residents.

Levitan said we will run into zoning issues. There is a Shopping center ¼ mile away. There is not an economic model that sustains it. Our model is what we're doing at Village on Park.

Erdman stated we don't have a solid real estate/lending talent in the City. We are partnering with Urban League for resident oriented jobs.

Lofton said our primary function is housing. Levitan said we are providing a housing service that the private sector is not filling. Our financial support can provide resources that the private sector is not. Not our skill set for economic development projects. Increase supply of affordable housing, improving quality of our existing stock, providing financial resources to private sector economic development activity.

Thompson-Frater asked if you see us moving some of our housing around, trading up or something for a different location because of our prime property. Levitan said he wouldn't rule it out, but that's a very fragile population. There's a reason why it's centrally located, on every bus line and health facilities nearby.

Thompson-Frater said the hospital is motivated to want property. Karabis and Parkside will need to be replaced and those people will have to be moved.

Lofton said it's unlikely that someone would want to buy just one parcel and not the whole thing.

Erdman said 90% of residents at the Triangle are mentally disabled. Gay Braxton - really poorly laid out (16 units). Could rearrange to north end of site, etc. Market-rate housing that is on the same site with public housing. Very difficult puzzle.

Levitan said there is potential for using Longfellow. Erdman said Longfellow out for an RFP right now. Thompson-Frater said she isn't convinced there aren't other options. We could increase density on our site. Levitan said to check with the City Attorney. Feds are involved here.

Thompson-Frater asked if we want to get rid of our single-family scattered sites. Erdman said it is not efficient for us to manage those and the duplexes.

Lofton said looking at the scattered sites makes sense. I think they have some value. Levitan said eliminating the single-family sites would be a good idea. Others could do it with more efficiency. Erdman suggested transferring them to low-income ownership. Have about 10, and a bigger portfolio of duplexes. Lofton said CommonWealth has been successful in doing that. Levitan said MDC as well.

Erdman said proceeds from a sale gets put in a pot and we have to tell them what we're going to do with it. It would reduce our operating expenses.

Thompson-Frater said North Sherman is an area that has been mentioned in something we should do.

Will hear from Augie this week on housing.

Special CDA meeting at 4 tonight.

**8 ADJOURNMENT**

The meeting adjourned at 12:55 p.m.