



City of Madison

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

Thursday, July 10, 2014

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

SCHEDULED MEETINGS:

CDA Special Meeting: Thurs., July 24, 4:30pm, 313 MMB
Community Development Subcommittee: Thurs., Aug. 7, Noon, 313 MMB
Housing Operations Subcommittee: Mon., Aug. 11, 4:30pm, Brittingham
Apts., 755 Braxton
CDA Regular Meeting: Thurs., Aug. 14, 4:30pm, 260 MMB
Allied Subcommittee Meeting: Tues., Sept. 9, Noon, 313 MMB

CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman, Agustin Olvera and Matthew Wachter

The meeting was called to order at 4:43 p.m.

Present: 4 - Lucas Dailey; Larry Palm; Daniel G. Guerra, Jr. and Lauren K. Lofton

Excused: 3 - Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

1 APPROVAL OF MINUTES: June 12, 2014

A motion was made by Guerra, Jr., seconded by Palm, to Approve the Minutes of the meeting of June 12, 2014. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

PRESENTATION OF CONSENT AGENDA:

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: Items 5A, 5B, 7A, 10A, 10B and 11

- 1) Items which have registrants wishing to speak.
- 2) Items which require an extraordinary or roll call vote and are not included on the consent agenda by unanimous consent.
- 3) Items which commissioner(s) have separated out for discussion/debate purposes.

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

5 [17719](#) **HOUSING OPERATIONS MONTHLY REPORT**

5A [29695](#) Housing Operations Subcommittee Report

Erdman said there are HUD is proposing new flat rents. Olvera said that HUD says we should establish a rent and that's what we normally charge, but people are only paying 30% of their rent. We have been under the market rate. Minimum must be 80% of the fair market rent. HUD tells us the fair market rent on a yearly basis. For the purposes of Section 8, they take the 40% percentile (not luxury apartments). Some of our units have been priced below 80% fair market rent so we have to increase the rent. Our residents only pay 30% of their income. Some people are at our current flat rent. In some cases, we will have to raise those rents. May lose working families.

Guerra asked how much money do we get vs. subsidies. Olvera said about the same. Erdman said the figure is around \$4 million.

Olvera said that HUD thinks we don't charge enough rent.

Palm asked if there is any way we could charge a higher rent, but get additional subsidy. Olvera said no.

Erdman said HUD mandated this. We also have to have a public process. Posted notices at the buildings and letters are being sent out. Speaking individually with those that are affected. Goes into affect October 31st. Tenants may not be affected until next year.

5B [34757](#) CDA Resolution No. 4088 - Authorizing the signing of a contract for project: Stein/South Thompson - Siding Replacement

Olvera said this was bid out, but we only got one responder. Guerra said he would like to see some outreach to minority businesses. Olvera said there are two projects we're working on with Operation Fresh Start. They're a Section 3 contractor. We were hoping they would bid on this, but they didn't. Worked hard to make sure that they would bid on this.

Erdman said it would help if the Office of Civil Rights had a better list of businesses targeted to the type of work we do.

Olvera said we put it in the Reporter, sent one to a black organization and the other to a Hispanic organization.

Guerra said the connection is not being made. Important discussion for another time.

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

6 [32701](#) ECONOMIC DEVELOPMENT STATUS REPORT

7 [32706](#) COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

7A [32703](#) CDA EXECUTIVE DIRECTOR'S REPORT

Erdman provided the update. The Housing Strategy Committee is submitting the first three chapters of the Biennial Report that has to do with affordable housing. Specific recommendations for actions to be taken by the City to increase our affordable housing options. Look for that in your packet next month. Great data.

A motion was made by Guerra, seconded by Dailey, to Accept the Report. The motion passed by voice vote.

8 [32702](#) ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

9 [25012](#) **MOSAIC RIDGE UPDATE**

10 [33361](#) TRUAX PARK REDEVELOPMENT

10A **Truax Phase 2 Update**

Erdman provided the update. There have been multiple meetings with residents. Location of a 16-unit bldg was moved to a new location which affects the ownership for Phase 1 LLC. Now moving rapidly to a closing the first part of September and the construction of 48 units.

10B [34674](#) CDA Resolution No. 4087, authorizing the second amendment to the Lease Option Agreement with Truax Park Development, Phase 2, LLC.

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

11 Business of Commissioners

Lofton said she and Erdman are working on a Financial Subcommittee. There are currently three subcommittees: Housing Operations, Community Development and Allied Drive Subcommittee. Recommend that we collapse the Allied Drive Subcommittee into the Community Development Subcommittee and create a Finance Committee.

12 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Palm, to Approve the Minutes. The motion passed by voice vote. The meeting adjourned at 5:03 p.m.