



Community Development Authority

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
email nerdman@cityofmadison.com
mail P.O. Box 2983, Madison, WI 53701-2983

DATE: March 6, 2014

TO: Community Development Subcommittee

FROM: Natalie Erdman, Executive Director
Community Development Authority

SUBJECT: Executive Directors Report

Village on Park

- Final payment for Lanes Bakery Landlord Work and Tenant Improvement Allowance for has been processed.
- Principals of Lanes Bakery are approaching a local bank for a business loan. At this time, they are not planning on a Madison Capital Revolving Loan.

Truax Park Phase 2

- A revised site plan is attached. The site plan locates 40 units of public housing replacement in two buildings. The 24 unit building will contain 3, 4, and 5 bedroom apartments with parking under and a common corridor on the first floor. It is a two story building. A second building will contain 16, one-bedroom apartments in a two story structure with parking beneath. A third, two story building will contain 8 apartments with supportive services (the "Porchlight Building"). The Porchlight Building has not been located.
- A community meeting is being scheduled for late March to review the development plan and schedule.
- Application for a conditional use permit is schedule for late April with a construction start scheduled for September 2014.

Permanent Supportive Housing at Rethke

- A community meeting is scheduled for March 6, 2014 at 6:30 at Bethesda Christian Church. Heartland Housing Inc. and Heartland Health Outreach will be presenting the following:
 - Review of Heartland Housing, Inc. and Heartland Health Outreach
 - Development Schedule & Key Milestones
 - Project Design/Development Elements
 - Property Management Approach

- Supportive Services Approach
 - “A Week in The Life”
- CDA staff and Heartland Housing Inc. are exploring an application for project based VASH vouchers to be used at Rethke.

Other

- Audits of Allied Drive Redevelopment, LLC, Burr Oaks Senior Housing, LLC and Truax Park Redevelopment Phase 1, LLC have been completed and submitted to investors. The audit of CDA 95-1 (aka Reservoir) is also complete. The audit for Monona Shores Redevelopment, LLC is pending. Audit results will be presented at the next CD subcommittee meeting.
- Tax Returns are complete for Allied Drive Redevelopment, LLC. All others are pending.
- The Mayor has put together a group to look at ending homelessness for Madison’s Veterans. The thirty-five (35) VASH vouchers currently available provide an opportunity to quickly address the housing needs of a significant number of veterans. Project Based VASH vouchers for Rethke would also provide a critical resource.