



# City of Madison

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

## Master

**File Number: 22811**

**File ID:** 22811

**File Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF ESTIMATES

**File Created Date :** 06/10/2011

**File Name:** Goodwill Industries Elaine Meyer Apartments 2011 Rehab

**Final Action:** 07/19/2011

**Title:** Approve use of up to \$18,000 in HOME Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 2502 Perry Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

**Notes:** Board of Estimates, Community Development Block Grant Committee

**Sponsors:** Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

**Effective Date:** 07/07/2011

**Attachments:** STAFF REVIEW Elaine Meyer (2).pdf, Leslie email 060211.pdf, Goodwill PD Elaine Meyer.pdf

**Enactment Number:** RES-11-00635

**Author:** Sue Wallinger, CDBG Office

**Hearing Date:**

**Entered by:** pstonestreet@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	CDBG Office	06/23/2011	Referred for Introduction				
	<b>Notes:</b> Board of Estimates, Community Development Block Grant Committee						
1	COMMON COUNCIL	07/05/2011	Referred	BOARD OF ESTIMATES		07/11/2011	
	<b>Notes:</b> Additional Referral: Community Development Block Grant Committee.						
1	BOARD OF ESTIMATES	07/05/2011	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE			
	<b>Notes:</b>						
1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	07/07/2011	Return to Lead with the Recommendation for Approval	BOARD OF ESTIMATES		07/11/2011	Pass
	<b>Notes:</b>						

1	BOARD OF ESTIMATES	07/11/2011	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
	Notes:			
1	COMMON COUNCIL	07/19/2011	Adopt	Pass
	Notes:			

---

**Text of Legislative File 22811**

**Fiscal Note**

Federal Housing reserve funds totaling \$18,000 for the project are included in the 2011 adopted operating budget of the Community Development Division. No additional appropriation is required.

**Title**

Approve use of up to \$18,000 in HOME Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 2502 Perry Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

**Body**

Background: Goodwill Industries of South Central Wisconsin, Inc. has been providing housing for individuals with a primary diagnosis of schizophrenia, bipolar disorder, and major depression for 30 years. Elaine Meyer Apartments was built in 1983 to provide housing for chronically mentally ill individuals who meet HUD's income eligibility and has been managed by Goodwill since 1999 when it was acquired from the Mental Health Center of Dane County. The property is over 27 years old and needs repairs and replacements. The building consists of 9 one-bedroom units rented to income eligible persons with a mental illness diagnosis and 1 income-eligible, on-site property supervisor who performs building maintenance and has day-to-day contact with residents. Tenancy in the building has been very stable. Support services for the tenants are provided on-site and include assistance with paying bills, completing activities of daily living, reminders of follow-up treatment recommendations, problem solving and daily support.

WHEREAS, CDBG staff and the CDBG Commission have reviewed this proposal and find that it furthers the goals expressed in the 2010-2014 Five Year Community and Neighborhood Development Plan and the 2011 Community Action Plan;

WHEREAS, the Elaine Meyer Apartments are over 27 years old and need repair and this project will improve the quality of affordable rental housing for nine (9) persons with chronic mental illness and one (1) resident manager;

WHEREAS, Goodwill Industries has a solid record of responsible rental property development and housing operations for very-low income disabled persons;

NOW, THEREFORE BE IT RESOLVED that the Common Council approve up to \$18,000 in HOME Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 2502 Perry Street; the funds shall be a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement; and authorize the Mayor and City Clerk to sign any agreements required as part of this project.



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Master

File Number: 22811

---