



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

---

Thursday, January 14, 2016

4:30 PM

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

---

[35867](#)

SCHEDULED MEETINGS:

February 11, 2016

### CALL TO ORDER / ROLL CALL

**Present:** 6 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine and Dean Brasser

**Excused:** 1 - Kelly A. Thompson-Frater

### 1 APPROVAL OF MINUTES: December 10, 2015

A motion was made by Lofton, seconded by Eskrich, to Approve the December 10, 2015 Minutes. The motion passed by voice vote.

### 2 PUBLIC COMMENT

None

### 3 DISCLOSURES AND RECUSALS

Lauren Lofton recused herself from voting on Items 6A and 6B.

### 4 [32700](#) COMMUNICATIONS

#### 4A [41283](#) Annual Statement of Interest form reminder

All CDA Board members in compliance.

#### [41038](#) PRESENTATION OF CONSENT AGENDA:

Including Items 5A, 5B, 5C, 7, 8, 9 and 10

A motion was made by Lofton, seconded by Daine, to Approve the Consent Agenda. The motion passed by voice vote.

### 5 [34760](#) HOUSING OPERATIONS MONTHLY REPORT

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

5B      [41258](#)      CDA Resolution No. 4162, authorizing the filing of Revision 1 of the 2014 Capital Fund Grant.

**A motion was made by Lofton, seconded by Daine, to Approve. The motion passed by voice vote.**

5C      [41259](#)      CDA Resolution No. 4163, authorizing the filing of Revision 1 of the 2015 Capital Fund Grant.

**A motion was made by Lofton, seconded by Daine, to Approve. The motion passed by voice vote.**

5D      [41351](#)      CDA Resolution No. 4158, authorizing the Executive Director to renew expiring contract(s) for Project Based Voucher program.

Nancy Wrenn Barch, representing the YWCA in Madison, registered in support and wishing to speak. Ms. Barch said she works with the program at The YWCA. It really helps women that she works with. Most of the families have been homeless or have had a lot of barriers. There is a high success with folks at the YWCA. Section 8 gives them their ticket to go out into the community and get housing. Incomes and benefits have not gone up. She appreciates working with CDA staff. It's a good partnership.

Janis Reek, representing Project Home, appeared in support and wishing to speak. Ms. Reek also distributed a letter to the CDA Board (attached). She thanked the CDA for the project-based vouchers at Prairie Crossing.

Tom Conrad distributed an update on the project-based vouchers program (attached). Augie said the Mayor wants us to build 1000 units of affordable housing in the next five years. There will be a limitation on future vouchers. 105 vouchers will be going into Rethke and Tree Lane.

Guerra stated he would like to see a long-term discussion of the vision of project-based vouchers.

**A motion was made by Daine, seconded by Lofton, to Approve CDA Resolution No. 4158. The motion passed by voice vote.**

**6      2230 WEST BROADWAY**

CDA Resolution Nos. 4165 and 4166 were taken together.

Dave Porterfield, representing Movin' Out, Inc., registered in support and wishing to speak. Mr. Porterfield distributed site plans to the CDA Board (attached). He said they are the co-developer with Mirus. Movin' Out is a statewide nonprofit which provides integrated housing to families and disabled individuals. These individuals have access to long-term care, but lack affordable housing. Twenty-five percent of the units are for low-income. The property is located across from South Towne Mall on Broadway next to Antler's Tavern. The second site is on Hoboken and Lakepoint. They are

proposing to build 48 units of housing on two sites. The ground floor on Broadway would house a new facility for the neighborhood center (14,000 SF). They have almost completed the zoning process. The sites are owned by the City and the CDA. They would buy the site and enter into an agreement to purchase the ground floor area and lease to the neighborhood center when it's built. Will be submitting to WHEDA in two weeks. Have worked with the Neighborhood Center. TIF resources will expire soon. The majority of people in the neighborhood support the project.

Guerra asked about financing. Mr. Porterfield said financing would include Section 42, tax credits, assistance from the City, \$400,000 from Dane County, \$500,000 from Federal home Bank of Chicago, and project-based vouchers from Dane County. The first mortgage loan would be from WHEDA. \$2M committed. Construction loan - \$6M. Erdman said that tax equity credits pay 80% of the cost. Mr. Porterfield said they fell short by five points last year. Feel better about getting the points this year - have conditional use approval.

6A [41368](#)

CDA Resolution No. 4165, authorizing the CDA to enter into an Option Agreement with Movin' Out, Inc. and/or its assigns for sale of the property located at 2230 West Broadway in Madison, WI to include 1918 West Broadway and 5330 Hoboken.

**A motion was made by Guerra, Jr., seconded by Eskrich, to Approve. The motion passed by the following vote:**

**Ayes:** 4 - Sara Eskrich; Daniel G. Guerra, Jr.; Sariah J. Daine and Dean Brassier

**Noes:** 1 - Sheri Carter

**Recused:** 1 - Lauren K. Lofton

**Excused:** 1 - Kelly A. Thompson-Frater

6B [41370](#)

CDA Resolution No. 4166, authorizing the CDA Executive Director to sign a letter of intent with Movin' Out, Inc. and/or its assigns for purchase of a condominium located at 2230 West Broadway in Madison, Wisconsin.

**A motion was made by Guerra, Jr., seconded by Eskrich, to Approve. The motion passed by the following vote:**

**Ayes:** 4 - Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brassier and Sara Eskrich

**Noes:** 1 - Sheri Carter

**Recused:** 1 - Lauren K. Lofton

**Excused:** 1 - Kelly A. Thompson-Frater

7 [20808](#)

THE VILLAGE ON PARK

---

8        [25012](#)        MOSAIC RIDGE UPDATE

8A       [41366](#)        CDA Resolution No. 4164, approving the creation of a homeowner's association for Mosaic Ridge.  
Wachter said the document was originally written in 2011. A couple things have changed (normal zoning, not a PUD).

(Ald. Sheri Carter left at 5:30 p.m.)

Wachter these are standard association documents. Have been through Allied Subcommittee.

A motion was made by Guerra, seconded by Eskrich, to approve CDA Resolution No. 4164.

Wachter said we own the properties now. There is pressure to get this stuff done now.

There is a process for how we get less involved after properties are sold.

Lofton asked about c9 - amendments to design guidelines. Wachter said they were already designed and approved by the CDA. Erdman said the UDC approved our guidelines. If you amend guidelines, UDC needs to approve them. Lofton said you wouldn't typically see that in covenants. May be some unintended consequences. Would like to see the guidelines.

Erdman said she will check but it may be required by UDC/Zoning.

Lofton said she is worried about the process.

A motion was made by Guerra, seconded by Daine to defer this to a future meeting. The motion passed by voice vote.

9        [35665](#)        ALLIED DRIVE UPDATE

10       [33361](#)        TRUAX PARK REDEVELOPMENT UPDATE

11       [35133](#)        CDA EXECUTIVE DIRECTOR'S REPORT

Erdman provided the CDA Executive Director's report:

- The Affordable Housing program issued an RFP. There were four respondents, but one dropped out.
  - Broadway
  - Stonehouse on East Washington Avenue
  - 820 South Park Street (next to St. Marys Hospital)
- Tree Lane - Joint venture of the City received its land use approval at PC last week.

- Bayview/Triangle - Matt working on road map for how we are going to begin planning in the Triangle. Next month we will have discussion about how we go forward. Met with Andy Heidt. Set up a subgroup. This is a joint planning effort. Units are 40 years old. There is some deferred maintenance.
  - Olvera said the average stay at public housing is 6-7 years. Probably higher at Triangle (elderly and disabled).
  - Eskrich said she would be interested in the project; it's in her district. Monona Bay Neighborhood across the street has expressed interest in being part of the planning process. (Curt Brink interested in redeveloping his property). Did a survey of people at Bayview and they were not really interested in redevelopment. Excited about this idea and process. Timing is right.
- Omnibus resolution went through HUD - Budget has been approved.
  - Olvera talked about 2016 funding
    - Slight increase in public housing (\$22,000)
    - Capital Funding - Green physical needs assessment (no additional funding)
    - Family self sufficiency - flat funding
    - S8 - Full funding so we can renew all our vouchers.
    - Will now allow us to certify families on fixed incomes every 3 years. Can't start it until HUD issues guidelines.
    - Forms to fill out for 2016 funding. Will find out in March.
    - Will most likely break even on administrative fees.

12      [36526](#)

## BUSINESS BY THE COMMISSIONERS

Eskrich asked about the CDA Director position.

Erdman said the Department is getting a position for an operating officer. That person will do work that she used to do for CDA. Augie will take of Housing Operations. Matt will take over redevelopment related issues. The CDA Director used to be the PCED Director. Use other resources in department overall to do work of CDA. Will continue to be involved for a period of time. Will reassess later in the year. The operating officer position is on the February 3 Personnel Board agenda.

Guerra said this is a concern for him. There is confusion about a person wearing multiple hats.

Erdman said we are using a broader set of staff resources. Matt Wachter is full time for the CDA, Augie for CDA. Do not have financial person we need. Broad range of skill set. Kris Koval has more time for The Village on Park. Didn't make progress on long-term plan before.

Erdman said the CDA is not bringing in the revenues for a full time Director and Development person.

**13      ADJOURNMENT**

A motion was made by Guerra, Jr., seconded by Eskrich, to Adjourn at 6:15 p.m. The motion passed by voice vote.