



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Monday, January 13, 2014

3:00 PM

215 Martin Luther King, Jr. Blvd.
Room 202 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Alder Lauren Cnare conferenced in by phone.

Present: 6 - Lauren Cnare; Ben M. Van Pelt; Colin A. Bowden; Justin O. Markofski;
Daniel A. O'Callaghan and Russ Whitesel

Absent: 3 - Maurice S. Cheeks; Matthew J. Phair and Monya A. Choudhury

STAFF: Mary Charnitz, Anne Kenny, Jim O'Keefe

Markofski called the meeting to order at 3:03 p.m.

4 APPROVAL OF MINUTES

Bowden moved to approve the December 5, 2013 minutes. Whitesel seconded.
The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

BUSINESS ITEMS

1. [32590](#) SECOND SUBSTITUTE Authorizing the Mayor and City Clerk to execute a loan agreement with Lutheran Social Services of Wisconsin and Upper Michigan, Inc. or an affiliate legal entity, for up to \$795,000 \$500,000 in Housing Development Reserve funds and up to \$295,000 in Affordable Housing Trust Funds for the development of multi-family affordable rental housing at the Tennyson Lane site and amending the budget of the Affordable Housing Trust Fund to authorize the expenditure. The loans will partially finance the development of 72 units of multi-family rental housing.

The motion passed by the following vote: 4:2: (AYE: Cnare, Van Pelt, Bowden, Whitesel; ABSTENTION: - O'Callaghan; NON VOTING: Markofski; EXCUSED: Cheeks, Choudhury, Phair)

Charnitz said the second substitute resolution delineated the amount of funds recommended for this project by fund source and authorizes amending the City budget to authorize the AHTF expenditure which is a new requirement of City Finance. The initial resolution also contained a reference to another agency's name because the office had used another resolution as a template and didn't change the name to the correct agency. The second substitute resolution corrected the agency name and amends the City budget to authorize the AHTF expenditure,. The second substitute resolution also adds an additional condition related to the need to have all City Zoning and land use approvals for the project.

Tom Sather, Dennis Hanson of Lutheran Social Services, and Kelly Edwards of Oakbrook Corporation introduced themselves. Sather described Tennyson Ridge. It is a proposed 72-unit new construction project using WHEDA LIHTC. It will be managed by Oakbrook Corporation. The project consists of two buildings, one a 42-unit building and the other a 30-unit building. There will be parking and elevators in the buildings. The units will be full-sized with washers and dryers.

The site they're looking at is 1902 Tennyson. The larger plan for the site is for these 72 units plus 23 single family lots. They're working with the City to get a Site Assessment Grant to help pay for environmental study and remediation as needed. Construction will most likely begin in October.

Discussion highlights:

- The Urban Design Committee has offered initial approval although the still need work and final approval. The UDC understood the rapid time frame for the project. And therefore authorized initial approval. There will be a number of clarifications and details that the applicant will need to adhere to get final approval.
- They have identified bus stops. One is approximately 200 feet from the property's edge on Tennyson and Elliot, as well as a bus stop on Sherman Avenue. They have a preliminary plan that they've shown Metro. Madison Metro Route 21 serves the area currently.
- Traffic on Tennyson has come up as an issue with the neighborhood with respect to the early morning and afternoon traffic volumes. Neighbors would prefer a private drive. City planning staff prefer a public street.
- They have held two neighborhood meetings. Some neighbors are resistant to the notion of a Section 42 project in their area. They expressed concern with Section 8 units and seemed to confuse Section 8 with Section 42..
- They have to get zoning approval from the City and a letter of support from the Mayor to move forward.
- This resolution goes to the Board of Estimates later tonight and then the Common Council on January 28.

A motion was made by Whitesel, seconded by Van Pelt, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES,. The motion passed by the following vote:

Absent: 3 - Maurice S. Cheeks; Matthew J. Phair and Monya A. Choudhury

Ayes: 4 - Lauren Cnare; Ben M. Van Pelt; Colin A. Bowden and Russ Whitesel

Abstentions: 1 - Daniel A. O'Callaghan

Non Voting: 1 - Justin O. Markofski

2. [32691](#)

Recommending the selection of Heartland Housing, Inc. and Heartland Health Outreach for the provision of property management, case management and supportive services for permanent supportive housing for adults that are homeless or at high risk of homelessness.

O'Keefe gave background on Heartland Housing's proposal. This resolution has to do with the first phase of the permanent supportive housing initiative that the City has set about doing. The project hopes to create 55 to 60 units of permanent supportive housing on a site on Rethke Avenue just off East Washington Avenue near Highway 30. In October the Common Council had authorized staff to issue an RFQ to identify a development partner. A five-person ad hoc selection committee, which included two members from the CDBG Committee, one member from the Housing Strategies Committee, one member from CDA, and one Dane County representative, recommended and the Common Council approved in December Heartland Housing as the development partner for the project. In November, the City went out for a second RFQ to identify a property manager and service provider for this project. The same ad hoc committee reviewed three applications and recommended Heartland Housing and Heartland Health Outreach due to their extensive experience in managing permanent supportive housing units. The CDA approved the recommendations of the ad hoc committee, and the Common Council will consider the resolution on January 28. The project will then be considered for tax credits.

Discussion highlights:

- O'Callaghan, who sat on the ad hoc committee, said the members were excited to recommend Heartland to the full committee because of their impressive experience and capabilities.
- Bowden asked if the City works with Heartland already. O'Keefe said this will be their first project in Madison. They have done most of their work in Chicago and have two developments in Milwaukee and a third under construction there.
- There is both City and County funding in this project.
- It's not unusual for the City to have one agency handling both development and management. Agencies like Housing Initiatives develop and manage their projects, for example.

Whitesel moved to return the resolution to the lead with recommendation for approval. O'Callaghan seconded. Approval to the COMMUNITY DEVELOPMENT AUTHORITY. The motion passed by voice vote/other.

ADJOURNMENT

Bowden moved adjournment. O'Callaghan seconded. The motion passed unanimously.

O'Keefe thanked everyone present for making the special effort to attend

today's meeting given the tight time frame for both of these projects with respect to tax credit applications.

Anne Kenny, recorder