



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, January 9, 2014

4:30 PM

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

MEETING SCHEDULE:

CDA Special Meeting: Thurs., Jan. 23, 4:30 p.m., 313 MMB
Community Development Subcommittee: Thurs., Feb. 6, Noon, 313 MMB
Housing Operations Subcommittee: Mon., Feb. 10, 4:30 p.m., 120 MMB
Allied Development Subcommittee: Tues., Feb. 11, Noon, 313 MMB
CDA Regular Meeting: Thurs., Feb. 13, 4:30 p.m., 260 MMB

CALL TO ORDER / ROLL CALL

Thompson-Frater called the meeting to order at 4:31 p.m.

STAFF PRESENT: Tom Conrad, Natalie Erdman, Don Marx, Agustin Olvera,
Nancy Prusaitis, Dan Rolfs, and Matt Wachter

Present: 7 -

Sue Ellingson; Paul E. Skidmore; Daniel G. Guerra, Jr.; Lauren K. Lofton;
Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

1 APPROVAL OF MINUTES: December 12, 2013

A motion was made by Guerra, Jr., seconded by Daine, to Approve the Minutes
of the meeting of December 12, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

None

PRESENTATION OF CONSENT AGENDA, including Items 7A, 8 and 10

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

5 UPDATE ON PERMANENT SUPPORTED HOUSING, AKA SRO

5A [32707](#) CDA Resolution No. 4058, authorizing the execution of an Option to Purchase Agreement with Brickl Holdings, LLC for the purchase of a parcel of land located at 707 Rethke Avenue for the development of permanent supportive housing for homeless adults.

questions. Marx said they executed the option/purchase agreement for 709 to the north of this parcel. The price for 709 Rethke was \$12.19/sq. ft. 707 Rethke is \$15.16/sq. ft. There is a premium for assemblage. \$6500 land value per unit. This is a good price. The owner is different from the parcel at 709 Rethke.

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

5B [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.

Erdman said the Council asked the City to put out an RFQ For services for permanent supportive housing. The Selection Committee unanimously voted to recommend Heartland Housing as Housing Manager Service Provider.

Michael Goldberg and Candace McCoy from Heartland Housing appeared. Goldberg said they operate most of their portfolio. They are part of a larger Housing Alliance out of Chicago. Help residents succeed and move toward economic independence as well. Have been developing this type of housing for 25 years. Housing and services working together. Heartland Health Outreach, their sister organization, was chosen to provide supportive services. They have the same mission and values.

Thompson-Frater asked how they manage out of Chicago. McCoy responded that they establish staff out of Wisconsin. They already have buildings in Milwaukee.

Ellingson asked how long is the contract. Erdman said there isn't a contract. The County will end up controlling the property. LLC will enter into a contract with this group. Vouchers from CDA and Dane County. The RFQ process allows us to put a team together that we feel confident with.

A motion was made by Guerra, Jr., seconded by Skidmore, to Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote.

6 [32744](#) Informational Presentation on the Proposed Park/Drake Redevelopment District

Dan Rolfs appeared and distributed a map with that has minor adjustments to the boundary of the proposed Redevelopment District. This will further the plans that were out there already to enhance and improve the

owner-occupied housing that's out there. Work with willing sellers. Improve those properties and sell them back to folks with deed restrictions that they remain owner-occupied housing. Worked with Matt Wachter. Will complete the redevelopment plan, send out notices and come back for formal public hearing in February to present the plan, then on to Council. State very specifically that we will not use eminent domain to acquire properties.

Guerra asked why doesn't it contain more area.

Rolfs said they had to do a blight study and there wasn't enough blight to do a bigger area. Close to outline of TIF District. Splitting the pot between two equities.

Thompson-Frater asked if there is any criteria about what sort of structures would be done. Rolfs said he will defer to Matt Wachter on that.

Ellingson said Meriter, St. Marys, and UW have put together a Greenbush Vilas Partnership and Cieslewiz had an intern do a inventory of the area. Most are pretty small single-family homes.

Daine asked if the sellers will be offered fair market value. Rolfs said it depends on the price the buyer wants.

Erdman said the financing mechanism is the string. This allows CDA to do work. Couldn't do work without a Redevelopment Plan.

Ellingson said she thinks it's a great idea.

7 [29695](#) HOUSING OPERATIONS SUBCOMMITTEE REPORT

Ellingson said the Housing Operations Subcommittee did not meet.

A motion was made by Guerra, Jr., seconded by Ellingson, to Accept. The motion passed by voice vote.

7A [17719](#) **Housing Operations Monthly Report**

Approved on Consent Agenda

7B [32722](#) CDA Resolution No. 4055 - Authorizing the Executive Director to renew expiring contract(s) for Project Based Voucher program. (Prairie Crossing)

Janis Reek and Caitlin Singleton, Project Home/Prairie Crossing Apartments, appeared. Ms. Reek thanked the CDA for the vouchers. This enabled them to provide good quality housing for low-income people. She hopes the CDA continues to provide vouchers for them.

Ms. Singleton said she works with the tenants on a daily basis. Ninety percent of the tenants are very low income. Without vouchers, they would not be able to live there. Offer a lot of families and individuals housing that they would not be able to have otherwise. Very important to maintain the

vouchers.

Erdman recused herself from this item. .

Augie Olvera and Tom Conrad appeared to answer questions. Mr. Olvera said this is their third renewal for vouchers. This approval would provide another 24-month extension. Went from 36 months to 24 months because of voucher capacity. Things have improved and they have been utilizing the vouchers. He is in favor of this request.

Mr. Conrad said they have 48 units in six buildings on Allied Drive, kitty-corner from Revival Ridge. Very stable partner in project-based voucher program. Were concerned about turnaround, but there has been much less of that. Have single staff person in Section 8 that works with all our partners. Our staff complimented this agency.

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

7C [32723](#)

CDA Resolution No. 4059 - Approval for the Executive Director to enter into contract for eight (8) Project-Based Vouchers for the project known as the Pinney Lane Housing Development

Dave Porterfield, Movin' Out, Inc., appeared. This is a 70-unit project located at Royster Crossing on Cottage Grove Road. They are also applying for affordable tax credits. All other financing is in place. Movin Out is partnering with Stonehouse, which integrates people with disabilities into regular housing settings.

Rents will be very affordable. Very exciting development for neighborhood. Possibly grocery store and library there. Employment and transportation in area. Long established track record in Madison.

Guerra asked if any of the 70 units are market rate. Mr. Porterfield said no. Fifteen of the 70 units will be available to people at or below 80%. Income restriction. Two market rate apartments will be building there as well. Veridian will build 50 single-family homes. Offering one-, two- and three-bedroom units.

Guerra asked if Stonehouse been successful in keeping their units filled. Mr. Porterfield said yes. There are no concerns about vacancy. Market study supports that. Will be scrutinized by lenders and WHEDA.

Thompson-Frater asked if there is a time limit on the income restrictions. Mr. Porterfield said 30 years. Not totally ADA required, but most of the units will be accessible. Corporate office will be located there as well.

Ellingson asked Conrad if this number of vouchers impact the maximum. Conrad said they have roughly 1800 vouchers at their disposal; 360 available. This will have a small impact on our limit.

Mr. Porterfield said they will market to individuals with developmental disabilities, physical and mental illness, and veterans, mostly low income.

Thompson-Frater asked Conrad about the location of this project and surrounding area. What concentration in this area do we already help? Conrad said there is a relatively low concentration in the area. Not a very high density of rental housing.

Guerra asked what kind of neighborhood outreach will be done. Mr. Porterfield said they are working with the Neighborhood Association. Guerra suggested talking to other folks in the neighborhood as well.

Brasser asked Conrad if this application term specific. Conrad said the resolution doesn't include a term. Brasser asked if this is a common condition of the allocation. Conrad said it's partly with an eye for what WHEDA needs to see. Didn't know the answer when he was drafting the application. Erdman said for Burr Oaks, we had a 10-year contract. Don't want to keep it too short. Olvera said HUD only allows for a maximum of 10 years.

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

8 [32701](#) ECONOMIC DEVELOPMENT STATUS REPORT

Approved on Consent Agenda

9 [32702](#) ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

9A [32526](#) CDA Resolution No. 4053, selection of *[company name]* for provision of services relating to the construction and sale of homes at Mosaic Ridge

Erdman said over the last two months the Allied Development Subcommittee interviewed parties for the RFQ for provision of services relating to the construction and sale of homes at Mosaic Ridge.

The Subcommittee selected Bluestone, but has some things that staff is going to look into.

Brasser said they interviewed two qualified applicants. Felt comfortable with Bluestone, but they are new to Madison, so have some questions. Want to take a look at some properties that they have done in the past before they make a final decision.

Thompson-Frater said they would like to pass the resolution pending some items that will be checked off.

Erdman said this will give her time to negotiate deal terms, etc. to address before we get to the contract. Would come back if contract cannot be negotiated.

Thompson-Frater will personally look at the properties and talk with builder.

Erdman said this will come back for approval of contract.

Guerra asked about our other choice. Thompson-Frater said they felt this company would work better with the neighborhood.

Guerra asked if we should be trying to keep this in the local community. Brassier said they did discuss that. Thompson-Frater said they want to know where their subcontractors come from. Manager lives in Madison. Erdman said this business qualifies as a small business enterprise (SBE). Thompson-Frater said neither contractor had registered as a local business enterprise.

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

10 [32706](#)

COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

Approved on Consent Agenda

11 [20808](#)

The Village on Park Update

(See Erdman's Executive Director Report attached). Erdman said Access will open on Monday in their new building. Lanes is open and operating. Experiencing decent amount of business. Have approached us for a Capital Revolving Loan. Will be looking at that. Resolution will be removed and structure will be revised. Come back at a later date.

11A [32697](#)

CDA Resolution No. 4057, authorizing amendment to the lease between the CDA and Lanes Bakery.

A motion was made by Skidmore, seconded by Ellingson, to Place On File Without Prejudice. The motion passed by voice vote.

12 [29696](#)

BUSINESS BY COMMISSIONERS

Ellingson said a grant was awarded to the City for Greening America's Capitols. They send experts in to help with planning and the focus is going to be on Triangle. First meeting in two weeks. Make it a more pedestrian friendly, bike friendly environment. Think it is mostly about green infrastructure, pedestrians, bikes, paths, crossings on West Washington Avenue.

Erdman said they are looking at lake to lake connection. Not a reasonable way to get to Brittingham. Team is Traffic Engineers, Planners and folks who can look at connectivity of the Triangle to the surrounding uses.

Ellingson said this involves EPA, HUD & DOT through The Partnership for Sustainable Communities.

Erdman said this is very timely and a great way to get some technical assistance, landscape architecture.

Ellingson said the grant is not money, but help. Have sent agenda for the 1st meeting. Bill Fruhling sent out invites to the meeting.

Erdman said the application was submitted Judy Olson, but put together by Jule Stroick & Bill Fruhling of Planning. Let you know more at the next meeting.

13 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Brassler, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:32 p.m.