

COMMUNITY DEVELOPMENT AUTHORITY

Housing Operations Subcommittee

215 Martin Luther King, Jr., Boulevard
Housing Operations Division, Suite 120, Conference Room
Wednesday, December 12, 2012

Meeting Minutes

Members Present: Sariah Daine, Sue Ellingson, Jerome Holliday, Deb Zamzow

Members Absent: Marilyn Feil, Andy Heidt

CDA Staff Present: Tom Conrad, Lisa Daniels, Natalie Erdman, Augie Olvera

Visitors: Howard Mandeville, Kelly Thompson Frater

1. CALL TO ORDER

Meeting called to order at 4:31 p.m., on a motion by Deb Zamzow, and seconded by Andy Heidt.

2. APPROVAL OF MINUTES

The meeting minutes of November 7, 2012 were approved with the following correction, on a motion by Sariah Daine, and seconded by Jerome Holliday:

- The overall occupancy rate for October is 98.1%.

3. PUBLIC COMMENT / SUGGESTIONS FROM RESIDENT REPRESENTATIVE

Jerome Holliday stated that the Triangle now has someone on board to manage the library and the new windows are being installed. Holliday has concerns about how Journey Mental Health Service Coordinator, Callie Jo Reyes, is speaking with residents.

Sariah Daine stated that Romnes residents are enthusiastic and many have signed up for a holiday party. The art show received a good turnout. An interim association has started. Daine has not been approached by residents about a smoking issue.

Sue Ellingson stated that she received a complaint from a voter about the smoking at Romnes, which is a polling place.

4. DISCLOSURES AND RECUSALS

None

5. REPORTS

Housing Operations Monthly Report:

Augie Olvera reported the following:

- The Low-Rent Housing occupancy rate for November was just short of 98%. Staff anticipate that a couple more new residents will be moving into vacant units by the end of December.

- Olvera will be presenting to the CDA Board tomorrow on resident characteristics and the properties. The CDA serves an extremely low income population with the average rental income being \$331 per tenant.
- More Section 8 vouchers have been issued through the Family Unification Program (FUP) and Veterans Affairs Supportive Housing (VASH) programs.
- Anticipating that HUD will be basing 2013 funding on the CDA's increased Section 8 utilization as of the end of 2012.
- Section 8 Project-Based Voucher (PBV) partners are soon due for renewal. Prairie Crossing (Project Home) will be up for renewal in January of 2014. Olvera will grant an extension to Housing Initiatives for one month, so that all the PBV organizations can be addressed at the same time in February, with a resolution in March to decide upon renewals.

Sue Ellingson stated that she does not want a presentation from each awarded PBV organization, but she would like a term recommendation from CDA staff regarding renewals.

Deb Zamzow stated that she would appreciate a one-page synopsis on the awarded PBV organizations and recommendations for renewal.

Howard Mandeville, Executive Director of Movin' Out, Inc., stated that Movin' Out would like a commitment letter from the CDA for 8 project-based vouchers for use at Movin' Out's proposed affordable housing project on Mill Street. The property is currently owned by Meriter Hospital. Movin' Out is partnering with Gorman & Company and plans to build 50 units of community integrated housing for the disabled. There would be a mix of bedroom sizes and the PBVs could be attached to 8 one-bedroom size units, but the unit mix has not been finalized. All units would be barrier free and visitable. Long term, tailored support services would be provided to residents and Dane County Human Services is on board to provide the services. A third party would provide property management services. The plan is to submit application to WHEDA in February for tax credits and include the CDA's voucher commitment. The project would be completed in August of 2014 and Movin' Out would market the units with assistance from the CDA. The PBV time commitment is uncertain at this time.

Tom Conrad stated that the CDA's model for PBV's involves a separate waiting list for each PBV project with the awarded organizations conducting their own marketing. The CDA's day-to-day partners would be the assigned property management.

Sue Ellingson stated that she was aware of 4 proposals for the Mill Street site with other developers offering market rate units. Ellingson would like to have a neighborhood meeting and she hopes that Movin' Out will attend, so that someone from Meriter Hospital can hear the proposal information.

Tom Conrad stated that CDA Staff are not in a position to immediately offer PBVs to Movin' Out due to the competitive process, but the CDA could potentially award PBVs to Movin' Out in February.

Natalie Erdman stated that extra points may be earned on a tax credit application if PBVs are a part of the project. PBVs may reduce the number of the CDA's tenant-based rental vouchers under the right-to-move statute, but elderly and disabled project do not tend to cause this. The Subcommittee had established PBV priority criteria including using PBVs to create additional

affordable housing units not readily available; use to drive income, reduce debt, and create additional affordable units beyond the number of PBV units for the project; use for the rehabilitation of CDA Public Housing; and use to serve a population with special needs and less likely to walk away with a tenant-based voucher. Erdman also stated that WHEDA distributes Section 811 vouchers for the development and rental subsidy of specific properties that provide supportive services to low-income disabled people. The CDA could make a commitment to Movin' Out based on the federal funding of Section 811. The Offer to Purchase with Meriter could be too late.

Kelly Thompson Frater stated that the CDA Board would need all the pieces in place, including the neighborhood meeting, before voting on a PBV request from Movin' Out. Thompson-Frater also stated that the CDA Board is working on strategic planning and the Board would like to know if the Subcommittee has any suggestions, priorities, or locations for consideration.

Sariah Daine stated that she is impressed with what the CDA is doing now. As a resident, Daine's priority would be more affordable housing, healthy and safe housing, family housing, and the enhancement of people's lives in Madison. Daine likes the idea of mixed income housing if market rate income could be applied to services for the low-income residents.

Sue Ellingson stated that she would like to see the vacant land at Romnes redeveloped.

Jerome Holliday stated that he does not understand why tenant rent has to increase when Social Security Income increases. Holliday believes that creating more Public Housing and not having the right staff in place to work on keeping residents in Public Housing is also an issue.

Deb Zamzow stated that the guidelines of the Public Housing program provide that residents pay 30% of their income toward rent and she understands that it is hard to get ahead when your income goes up along with the rent. Zamzow believes that the softer side of affordable housing should be looked at, as it is very discouraging that so many applicants have to be turned away because they do not know how to be good tenants, do not know how to manage money, or make bad choices. The CDA could build more affordable housing, but there are not enough eligible applicants to fill the new units because there is not enough case management or mentoring. Second chance programs are good, but they do not allow for students to use what they learned, in place.

Kelly Thompson-Frater stated that ideas can be funneled over the next several months as the CDA Board continues their planning.

The Housing Operations Monthly Report was unanimously approved on a motion by Sue Ellingson, and seconded by Sariah Daine.

6. NEW BUSINESS

CDA Resolution No. 4013 – Approving a contract for snow plowing services for the Low Rent Public Housing, Parkside and Karabis developments

CDA Resolution No. 4013 was unanimously approved on a motion by Sue Ellingson, and seconded by Jerome Holliday.

7. ADJOURNMENT

The meeting adjourned at 5:58 p.m.