



# City of Madison

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

## Meeting Minutes - Approved CDA HOUSING OPERATIONS SUBCOMMITTEE

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Wednesday, February 11, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Suite 120 (Madison Municipal Building)  
Conference Room (First Floor)

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### CALL TO ORDER / ROLL CALL

Chairperson Zamzow called the meeting to order at 4:30 p.m.

**CDA Staff Present:** Tom Conrad, Lisa Daniels, Augie Olvera, Deborah Rakowski, Matt Wachter

**Present:** 4 - Sariah J. Daine; Matthew Heldman; Jerome Holliday and Debbie K. Zamzow

**Excused:** 1 - Ellen Judd

### 1 APPROVAL OF MINUTES

**A motion was made by Daine, seconded by Holliday, to Approve the Minutes of January 7, 2015. The motion passed by a voice vote/other.**

### 2 PUBLIC COMMENT / SUGGESTIONS FROM RESIDENT REPRESENTATIVES

Jerome Holliday provided the following comments and Triangle resident updates :

- Introduced Monty Scott, Prevention Specialist at the Aids Resource Center of Wisconsin (ARCW). The Aids Network has merged with the ARCW and Holliday plans to help in those homeless initiatives.
- There are congestion problems with the food pantry, but the CDA should not get rid of it. Moving the food pantry to Bayview will not work, because of the size, and he suggests a letter instructing Bayview residents to come a half hour later.
- Triangle Service Coordinator and the Neighborhood Officer will be speaking to residents about personal safety. The "Speak Your Peace" initiative is going well and has received good response. A Mardi Gras event is being planned, and Kate Pender is providing art and cooking classes.
- The new tile in the community room looks great, and the CDA maintenance team did an outstanding job on snow removal.

Augie Olvera stated that the Second Harvest food pantry brings food to the Triangle once a month . There is over \$1,000 in accumulated damages caused by this event and the fire department has also had crowd control issues. Lines were reconfigured and Olvera has spoken with Andy Heidt at Bayview. Olvera is working on improvements and has no current plans to stop the food pantry. Deb Zamzow suggested a look at the Middleton Outreach food pantry for best practices.

Nancy Wren-Bauch, YWCA, provided an overview of the Third Street program and reported that the YWCA is happy about the Project-Based Voucher (PBV) contract extension.

**3 DISCLOSURES AND RECUSALS**

None.

**4 [34760](#) HOUSING OPERATIONS MONTHLY REPORT**

Olvera presented the monthly report.

Matthew Heldmann inquired about expiring vouchers. Tom Conrad stated that most expired vouchers are due to the applicant already living in subsidized housing.

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

**4A [37122](#) CDA Resolution No. 4118, authorizing the Executive Director to renew expiring contract(s) for the Project-Based Voucher program.**

**A motion was made by Daine, seconded by Holliday, to Approve CDA Resolution No. 4118. The motion passed by voice vote/other.**

**4B [35136](#) CDA Resolution No. 4117, authorizing the filing of the final budget for the 2011 Capital Fund Grant.**

**A motion was made by Daine, seconded by Holliday, to Approve CDA Resolution No. 4117. The motion passed by voice vote/other.**

**5 [36173](#) Discussion of Project Based Vouchers**

Presentation by Matt Wachter, CDA Housing Initiatives Specialist:

Wachter collects data on the housing market, supply of housing, homelessness, homeownership, low-income housing categories, and best practices of similar communities. The CDA can use various financing tools to help someone pay their rent and to help with the mortgage, building, and overhead costs. Using PBVs with other financing tools can help cover rent and other costs and allows the CDA to serve a wider range of low-income people. The Housing Strategies Committee decided to spend more attention on the people who pay more than 50% of their income on housing, because they are subject to homelessness. The Mayor has committed to five phases of projects, to include 250 new units to serve the harder to handle populations of homeless. The CDA has two active developments so far:

1. Rethke Phase 1 will provide 60 units for homeless adults with many needs. A number of units will be set aside for veterans. 27 PBVs from the CDA and 27 PBVs from the Dane County Housing Authority (DCHA) will be applied and will help pay for staff. Heartland Alliance Housing will build and manage the development. The CDA is working with Medicaid to pay for the supportive services. The CDA should be breaking ground this April, with people moving in the following year.
2. Family Supportive Housing project will provide 41 units of family housing. Heartland and the YWCA have partnered in services for the project. PBVs are to be applied from both the CDA and DCHA to help pay for staff and caseworkers. This project is in the early stages and has not received tax credits yet.

Wachter also provided information from his City of Madison housing report, which can be found at: <http://www.cityofmadison.com/CityHall/legislativeInformation/index.cfm> [File No. 35331; *Affordable Housing Market Report*]

Wachter added that Section 42 tax credits are another financing tool and pay for 75% of the cost for a building. The City of Madison submitted six tax credit applications for 300 more units, and we will find out in May if we will be awarded the credits. However, unless we find a different funding source, we will need PBVs to help fund these projects.

Heldmann stated that the Veterans Administration (VA) serves chronically homeless families too. He

would like to find a way to serve the homeless family-veterans and female-veterans, as he sees these populations as being harder to house with fewer resources available for them. Zamzow would like to know how the City's new initiatives (vision) match with the original recommendations (policy). Olvera offered to send the link to Matt Wachter's housing study. Heldmann stated that it would be good to know about the eligibility criteria for getting a voucher. Lisa Daniels to send out the Section 8 brochure.

## 6 ADJOURNMENT

The meeting adjourned at 5:56 p.m.

**A motion was made by Holliday, seconded by Heldman, to adjourn. The motion passed by voice vote/other.**