



CommunityDevelopmentAuthority

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DATE: August 7, 2014

TO: Community Development Subcommittee

FROM: Natalie Erdman, Executive Director
 Community Development Authority

SUBJECT: Executive Directors Report

Village on Park

- Replacement of roof section 4A (Atrium and Madison College) is scheduled to commence during August.
- UW has indicated an interest in leasing the space being vacated by Cricket. A proposal has been sent to UW

Truax Park Phase 2

- Approvals for the Conditional Use Permit, Demolition Permit and Subdivision have been granted. During the review process, the CDA agreed to remove maintenance space from the garage of the 24 unit building and increase the size of resident storage spaces. As a result, the CDA is proceeding with plans for a separate maintenance facility on the site. (See attached plan)
- The location of the 16 unit building will require the relocation of the community gardens. The CDA has hired a temporary employee with community garden experience to coordinate the relocation. A letter is being sent to current gardeners and a meeting will be scheduled.
- An HVAC contractor provided a proposal and pricing for upgrades to the mechanical systems with a focus on energy usage reduction. Staff is reviewing the costs and benefits of the alternative system.
- An application for \$280,000 in HOME Funds was submitted to the Community Development Division. A resolution for approval of the HOME funds was introduced at the Common Council and referred to the Board of Estimates and CDBG Committee. Final approval is expected in early September.
- Truax Park Phase 2 is on schedule to record the subdivision plat and execute the land lease around September 15, 2014. Closing of the financing is expected to occur around the end of September.
- The IRS requires evidence that 10% of the development costs on or before October 1, 2014 to retain the reservation of tax credits (the "10% Test"). The report providing

evidence that the 10% Test has been met is due to WHEDA on or before September 1, 2014. An extension can be obtained for a fee. CDA staff is recommending that a contract for the purchase of materials including but not limited to lumber and appliances be entered into with McGann Construction for an amount up to \$650,000 so that the 10% test can be met prior to September 1, 2014. *See 4092 Resolution*

- Four existing buildings containing 7 apartments will be demolished to provide space for the 24 unit building. The cost of demolition is estimated to be \$50,000. All households currently in the 7 apartments are being relocated to alternate CDA housing. The units will be vacant by September 1, 2014. CDA staff is recommending commencement of demolition as soon as the land is subdivided, the land lease with the Truax Park Development, Phase 2, LLC is executed and HUD approves the demo disposition application.

Permanent Supportive Housing at Rethke

- Heartland Housing Inc. has presented preliminary designs to the neighborhood. They are working on the service plat for the development. They expect to apply for a conditional use permit at the end of September after neighborhood and focus group participants have had an opportunity to review and comment on the service plan.