



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, September 12, 2013

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 -

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

Excused: 1 -

Lauren K. Lofton

1 APPROVAL OF MINUTES: August 8, 2013

A motion was made by Daine, seconded by Brasser, to Approve the Minutes of the meeting of August 8, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

Bethany Sansing-Helton, faculty member of Madison College, appeared. Ms. Sansing-Helton said she is part of the multi-program team. They design, build and analyze energy-efficient homes in Madison. They are proposing a partnership with CDA that would help achieve their goal and help the community. She distributed a proposed timeline (see attached). Two-year time frame. Potential home buyer could play a large part in the process. Home buyer could possibly go through program. Connection with community is what they're looking for.

Also appearing from Madison College were Bob Corbett and Allie Berenyi.

Erdman said they put together a course for the students to build the house. Looking for a place to build it. Could build it at Mosaic Ridge. Students would design the home with input from us. Would have to collaborate on lot. They build cottages now. In this case the house would be designed and built off site by Madison College and we would pay them for the materials, cost and labor. Would have to come up with a price.

[31645](#)

Madison College Collaboration

3 DISCLOSURES AND RECUSALS

Guerra recused himself from Item 9A.

4 [29387](#) COMMUNICATIONS

5 [31071](#) CDA Audit

Erdman said a document "Communication with those charged with governance and management" was not included in the last report (please see attached).

PRESENTATION OF CONSENT AGENDA

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: Items 6B, 8, 9A, 10, 11 and 13

- 1) Items which have registrants wishing to speak.
- 2) Items which require an extraordinary or roll call vote and are not included on the consent agenda by unanimous consent.
- 3) Items which commissioner(s) have separated out for discussion/debate purposes.

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

6 [29695](#) HOUSING OPERATIONS SUBCOMMITTEE REPORT

6A [17719](#) Housing Operations Monthly Report

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

6B [31525](#) Analysis of Impediments to Fair Housing Choice

Items 6B and 11 were taken together.

Wachter provided a review of the Analysis of Impediments to Fair Housing Choice Study. He said that HUD asked for this report. A lot of the report is demographic information from the Census, background information. On Page 2 is a summary of actions. Public Housing - no significant impediments. Concern of location and concentration of public housing and access to transportation in those places. Pg. 50 - S8 Vouchers - no large impediments. Page 53 - Under representation of African Americans and Hispanics on the CDA Board. Page 58, the number of complaints filed with HUD is a relatively small number (29). Main reason was disability, race, sex. Pages 60-62, Accessibility for physical disabilities is not a large concern. Actually excess of issues. Not enough large family units. S8 are able to find more housing choices than in the past. S8, and arrest and conviction records are the most discrimination complaints.

Ellingson asked how they know there is a shortage of 3-BR rental units. Wachter said he's not sure what their methodology is. Olvera said the

waiting list for 3, 4 and 5-BR units is not as long as for a 2-BR. Ellingson said the developers that talk to her say they have a hard time renting 3-BR units. Erdman said it's not easy to build larger units and make them affordable. Anecdotal. Wachter said Madison is doing much better than most comparable communities. They're looking for problems when they wrote this report.

Daine noted that 66% of people think there is a problem with discrimination (pg. 63). Wachter said he doesn't know how that compares with other communities. Would like to see if there is anything the Board could do to address this.

Daine asked If we accept this as fact, she would like to know that we can come back and address problems that are being outlined. Thompson-Frater said this can be used as a tool to address our own properties.

Guerra said some of the information is listed as fact, but it's anecdotal. Thompson-Frater said we wouldn't just take it as fact; we would look into it.

A motion was made by Ellingson, seconded by Skidmore, to Accept. The motion passed by the following vote:

Ayes: 5 -

Sue Ellingson; Paul E. Skidmore; Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

Noes: 1 -

Daniel G. Guerra, Jr.

Excused: 1 -

Lauren K. Lofton

6C [31526](#) 2014 PHA Annual Plan

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

7 [29086](#) Economic Development Status Report

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

8 [29088](#) Allied Development Subcommittee Report

Erdman said that the Allied Development Subcommittee talked about Mosaic Ridge (25 single-family lots). Four lots were going to be duplexes. Instead of moving from a PUD(SIP), Wachter is contemplating rezoning the lots.

Wachter explained the reason to seek rezoning is because TRC3 zoning would work for what we want with the new Zoning Code. There is already a mix throughout the neighborhood of rental units. The point of Mosaic Ridge

is to increase amount of owner occupancy. Single-family homes would do that. There is not a lack of two units in the area. Thompson-Frater stated that home ownership is the ultimate goal. The Subcommittee voted on it. Skidmore said this is not a big change and gives us more flexibility. Erdman said it simplifies things. Zone 24 lots to TRC3 (not more than two unrelateds). Not meant for multifamily occupancy.

A motion was made by Ellingson, seconded by Guerra, to change the zoning of the Mosaic Ridge lots to TRC3.

Ellingson withdrew her motion. A motion was made by Ellingson, seconded by Skidmore, to adopt the Allied Subcommittee report and implement the portion of that related to rezoning the Mosaic Ridge lots to TRC3. The motion was approved by voice vote.

Ellingson asked what is going to happen to the outlots. Erdman said a pond and community gardens.

9 [29090](#) Community Development Subcommittee Report

A motion was made by Guerra, seconded by Skidmore, to Accept the report. The motion passed by voice vote.

9A [31479](#) CDA Resolution No. 4038, authorizing the Chair and Executive Director to execute a lease amendment with Lane's Bakery.

Erdman said Lanes Bakery would like more space, a little over 4000 square feet. The rental rate will remain the same. The whole front area of the Atrium will be Lanes Bakery.

A motion was made by Skidmore, seconded by Ellingson, to Approve. The motion passed by the following vote:

Ayes: 5 -

Sue Ellingson; Paul E. Skidmore; Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

Abstentions: 1 -

Daniel G. Guerra, Jr.

Excused: 1 -

Lauren K. Lofton

10 [31642](#) Process for Prioritizing Redevelopment of Public Housing Sites

Erdman said the Community Development Subcommittee took up this item for a beginning discussion. Started with list of all public housing sites. Guerra and Lofton looked at sites built before 1970. Triangle doesn't make sense to split that up. Big undertaking and should be thought of as a group. Items on the list next were: Romnes, Webb-Rethke, Darbo-Worthington and Baird-Fisher. Truax is already underway. The Subcommittee asked for better information on sites and what is adjacent to them, capital improvements needed, where we have most work orders - will bring that back next month and will bring before the Board. Let's get basic information that's easily

accessible before we hire a consultant.

Guerra said we identified four properties that we're going to take a look at and bring before the whole Board. Skidmore suggested the architectural staff on the Public Works Improvement Board could look at it - Jim Whitney and his staff might be able to help.

Ellingson said the Housing Strategy Committee talked about SRO housing and the Langdon (owned by Steve Brown and has been vacant for 10 years), in particular. Old dormitory style housing. Should that be part of prioritization conversation?

Erdman said money is in the Mayor's Capital Budget and also the County budget for permanent housing for homeless individuals. What's the most efficient way to make that happen? It's not in our strategic plan. Housing for homeless is a high priority in our community.

Skidmore said they spent a long time discussing this last night at Public Safety meeting.

Thompson-Frater said we are already moving forward with eight units in Truax. Erdman said the Community Development Division was asked to do the report and it was referred to CDA and Housing Strategies Committee. The Work Plan is due next month. Formal process is in play to work with Economic Development Division and Community Development Division.

11 [31315](#)

Accepting the September 2013 'Analysis of Impediments to Fair Housing Choice' (AI) study.

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

Ayes: 5 -

Sue Ellingson; Paul E. Skidmore; Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

Noes: 1 -

Daniel G. Guerra, Jr.

Excused: 1 -

Lauren K. Lofton

12 [29696](#)

Business by Commissioners

None

CLOSED SESSION NOTICE

When the Community Development Authority considers the following item, it may go into closed session pursuant to Section 19.85(1)(e), Wisconsin Statutes, which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. If the CDA does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wisconsin Statutes, Section 19.85(2).

A motion was made by Guerra, Jr., seconded by Brassler, to Convene into Closed Session. The motion passed by voice vote.

13 Go into closed session to take action on debt and equity proposals for Truax Park Development Phase 2.

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

A motion was made by Guerra, seconded by Skidmore, to authorize staff to sign the Equity Letter of Intent with the best proposal. The motion passed by voice vote.

A motion was made by Guerra, seconded by Skidmore to authorize staff to sign the Construction Loan Letter of Intent with the best proposal. The motion passed by voice vote.

14 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Skidmore, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:56 p.m.