



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, November 14, 2013

12:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 313 (Madison Municipal Building)

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### ~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

#### SCHEDULED MEETINGS

Allied Development Subcommittee: Tues., Nov. 12, Noon, 313 MMB  
Housing Operations Subcommittee: Mon., Nov. 18, 4:30 p.m., 120 MMB  
CDA Regular Meeting: Thurs., Nov. 21, 4:30 p.m., 313 MMB  
Community Development Subcommittee: Thurs., Dec. 5, Noon, 313 MMB

#### CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman, Agustin Olvera, Nancy Prusaitis, and Matt Wachter

The meeting was called to order at 12:03 p.m.

**Present:** 3 -

Daniel G. Guerra, Jr.; Lauren K. Lofton and Kelly A. Thompson-Frater

**Excused:** 4 -

Sue Ellingson; Paul E. Skidmore; Sariah J. Daine and Dean Brasser

#### 1. APPROVAL OF MINUTES: October 3, 2013

A motion was made by Thompson-Frater, seconded by Lofton, to Approve the Minutes of the meeting of October 3, 2013. The motion passed by voice vote.

#### 2. PUBLIC COMMENT

None

#### 3. DISCLOSURES AND RECUSALS

None

#### 4. 28885 CDA Executive Director's Report

Please see attached report from Natalie Erdman.

Lane's Bakery will be opening in December. They submitted an application for the Capital Revolving Loan Fund.

5.        20808        **The Village on Park Update**

Included in CDA Executive Director's Report - #4.

5.A.      32065        CDA Resolution No. 4043, authorizing dissolution of Villager Investment Fund, LLC.

Erdman stated this is just clean-up. We now own all of the fund. Registered with Department of Financial Institutions. This resolution is on recommendation of City Attorney Anne Zellhoefer.

A motion was made by Thompson-Frater, seconded by Lofton, to recommend approval. The motion passed by voice vote.

6.        31642        **Process for Prioritizing Redevelopment of Public Housing Sites**

Erdman distributed her thoughts on redevelopment priorities (attached).

Also distributed General overview information on Triangle, Gay Braxton Apartments, Brittingham, Karabis and Parkside (attached).

- Master Plan on Triangle
- Next Phase of Truax
- SRO Housing (2014)
- Pick a new property and go about doing a plan and getting ready to submit
- Realistic to get through a planning process on Triangle, but not realistic to do a planning process on a second property
- HIPPA - Gives WHEDA ability to choose a project that might not have the ability to score, but has pizzazz relating to employment, etc.
- Guerra - Makes sense to work on Triangle first and then work on the balance of our portfolio.
- Lofton - Single-family homes at Romnes a good idea. Agree with Dan.
- Thompson-Frater - What else is out there that we haven't thought about? Do we want to talk about those before they become an extreme necessity? May not be the Triangle. Had meeting last week with Chairs of CDBG and Housing Strategy Committees. Aren't looking beyond our properties. SRO housing is a good example.
- Guerra - Strategic planning process - We were going to look at our properties first.
- Erdman - Work of CDA on its own portfolio, work that the City will ask the CDA to do. That doesn't come from CDA looking, but from other groups telling us of the need. Might start planning for 2/3rds of the time for our own portfolio and a cushion for City's priorities.
- Guerra - SRO housing is a politically driven project.
- Erdman: CDD (funding organization), Housing Strategy (data driven).
- Olvera: Homeless issue has been discussed at the CDA Board level for many years. There is a group that needs a lot of services. Have to be careful - we can't get into assisted living. Now the Mayor says we

need to go into that level.

- Erdman: Also the development of affordable housing. SRO housing - we are not being asked to develop, own and manage. Asked to run the selection process for a developer.
- Thompson-Frater: Propose next meeting or January - Have staff recommend other needs. Should be prepared.
- Erdman: Great strategic planning process - should continue to follow that. We should be told of alders or Mayor's requests.
- Thompson-Frater: Did not understand the extreme need for SRO housing. Need to be aware of problems.
- Erdman: When you see a resolution that has many sponsors and is referred to CDA. Those resolutions from Council are our indicators.
- Olvera - We are paid by HUD. Should only be working with public housing.
- Erdman: Two distinct operations - administration of HUD contracts, redevelopment authority and housing finance authority.
- Thompson-Frater: Want this group to be more aware of the trends.
- Guerra: Take a look at neighborhood indicators.
- Erdman: Great strategic plan - follow that plan. She will do a better job of letting them know about issues.
- Erdman: Is Triangle where we really want to go and why? We need to explain why this is necessary. Would the redevelopment be part of a larger City initiative? How will it score on low-income tax credit? Things that make it a win or no win. Brought two maps. In WHEDA applications, get points for being in a certain area. Truax is in a 30-point zone. Triangle is in a 30-point zone. Baird-Fisher is 15 points. Tenney - 0, Webb-Rethke 0, Romnes 0. Should take advantage of properties that will score well. Does this redevelopment create access to other funding sources (Choice Neighborhood Initiatives, etc.)?
- Wachter: Map changes every year. Erdman: Emphasizes employment base.
- Erdman: Addition of three-bedroom units is a high category.
- Erdman: Ask that you spend time over the next month looking at the Triangle properties for these questions.
- Olvera: Large vacant lot and we do own the store (Asian Market).
- Erdman: Across the street, the owners are looking to redevelop that lot on West Washington Avenue (downtown housing - Curt Brink).
- Erdman: Meet with constituents around us (Bayview, etc.). Meriter owns nursing home.

## **7. Housing for Homeless Adults Initiative Update**

Erdman said an RFQ went out for a development partner. Four responses were received last Friday, two regional, two local. An Ad Hoc Committee will do interviews on Friday at a public meeting (tomorrow from 12:30 to 5 in 300 MMB). Meet in 313 at noon. Recommendation will come before CDA next Thursday, November 21st. Goal is to have recommendation with presentation from that developer to CDA next week. Would go to Council December 3rd. Need to make January deadline for tax credits.

First week of December - RFQ for service provider. Before middle of January.

**8. Truax Master Plan Update**

Erdman showed the Subcommittee the current master site plan (attached). Hired a land use consultant and architect. Rethinking of how we're doing things. Break up mass. City putting in bike path. Nice line of trees. Preliminary concept. Design meeting a week from Monday.

Thompson-Frater asked how the density has changed. Erdman said there was a big 40-unit building. Shortened and stretched it out, same density. Would not propose more than 320 units.

Thompson-Frater said the large buildings shield the rest of the neighborhood from the street noise. Erdman said they are set back from the street. Virent (research facility) on one side. Madison college owns on other side, parking. Neighborhood did not want large sports facility. Army base facilities, some are operating, some are not. Single-family homes also in area. Sidewalk and bike path on Anderson Street - City Engineering already doing this.

**9. ADJOURNMENT**

**A motion was made by Thompson-Frater, seconded by Lofton, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:06 p.m.**