



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Thursday, November 20, 2014

4:30 PM

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

[35867](#)

SCHEDULED MEETINGS:

Community Development Subcommittee: Thurs., Dec. 4, Noon, 313 MMB
Housing Operations Subcommittee: Mon., Dec. 8, 4:30 pm, 120 MMB
CDA Regular Meeting: Thurs., Dec. 11, 4:30 pm, 260 MMB

CALL TO ORDER / ROLL CALL

Present: 4 - Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine and Kelly A. Thompson-Frater

Excused: 3 - Lucas Dailey; Larry Palm and Dean Brasser

1 APPROVAL OF MINUTES

A motion was made by Guerra, seconded by Daine to refer the minutes until the next meeting. The motion was approved by voice vote.

1A October 2, 2014: <http://madison.legistar.com/Calendar.aspx>

1B October 23, 2014: <http://madison.legistar.com/Calendar.aspx>

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#)

COMMUNICATIONS

4A Discussion regarding policy on resident testimony at CDA Board meetings

Erdman advised that we be responsive, but not in a way to impede our position. In many cases, people are going through litigation. She proposed when residents come and testify, they have three minutes to testify, the Board cannot respond today, will give them a form and respond to them in writing.

Thompson-Frater said that if there is a status, we should be informed before they speak. Erdman said she doesn't necessarily know who is coming to

speak and doesn't know all the details.

Lofton said they should be advised that this is the policy. They are giving us information that might not normally be available to us.

Daine said she would like to know that they have been responded to. Lofton said everyone would get copied on Natalie's correspondence.

[35866](#)

PRESENTATION OF CONSENT AGENDA:

At this time, a consent agenda will be moved with the recommendation to approve the following items: #5, 6, 7, 8 and 14

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve the Consent Agenda. The motion passed by voice vote.

Erdman asked that we move Items 12 and 12A to be next on the agenda. A motion was made by Guerra, seconded by Thompson-Frater to move Items 12 and 12A up on the agenda. The motion passed by voice vote.

5 [17719](#)

HOUSING OPERATIONS MONTHLY REPORT

5A [29695](#)

Housing Operations Subcommittee Report

Daine asked about the Internet update. The total cost would exceed \$40,000. Is this considered too much? Olvera replied that he thinks it's too much, but that's just his opinion. This is just preliminary information. Lofton said we had talked a lot about different options. Erdman said that she and Olvera met with IT staff and they gave us a variety of methods. Most promising is running fiber optic network to the building and to each floor, then you can use wireless. While this is expensive, it's the most effective way for Internet access. There are some co-op type methods that haven't been explored yet by the City.

Guerra asked if this could be included in the Capital Improvements Plan? Erdman said the hardware could be. It doesn't get the next piece, the Internet service. Thompson-Frater asked if we have fiber optics in our new construction. Erdman said Charter will put in the wiring for free, but you still have to buy the access.

Olvera said it runs at Romnes, but not at Baird-Fisher. A lot of the major buildings have the fiber optics.

Guerra asked if we are barred from providing Internet service for our residents. Erdman said that there are rules around that; have not got to that piece with IT. Guerra said he would like an answer to that question. Talked about this in September and last month. He asked that it be put on January/February agenda. Erdman asked that we not do it then because we have a lot of items on the agenda.

5B [36173](#)

Discussion of Project Based Vouchers

Erdman said when we look at budgets, vouchers are a critical component to get services provided. Concerned about policy that we didn't know there were going to be this much supportive housing.

Conrad prepared some information (attached). He said PHAs are allowed to dedicate 20% . Capacity is 320; 188 committed; potential of 20 more in Rethke Phase 2. Creeping closer to our limit. Have to make some decisions now about what our priorities are.

Erdman said the numbers of for-profit developers looking for vouchers is increasing.

Conrad said we limited the terms of the vouchers in the beginning to 30 months; the last few have been 15 years. We can get them back by letting their contract expire. Erdman said Burr Oaks, Revival Ridge and Truax I & II are long term.

Lofton said a policy is helpful. Do we need to look at revising the policy and maybe staff could make some recommendations? If we get a request, review it against the criteria. Need to be consistent in how we implement the policy.

Conrad said HUD requires us to put out an RFP. There are a lot of options on how we could change this policy.

Guerra suggested finding new partners to work with. Erdman said most of these vouchers are going to our projects.

Lofton said we need to know what questions we need answered by everyone.

Guerra asked how this meets our goals. Erdman said it furthers safe and affordable housing in the city of Madison. Fits with our goals. Look at our strategic plan. Used 24 vouchers for Truax Phase 1.

Conrad said after a resident has lived in a resident for one year, they have the right to ask for the next available choice voucher.

Thompson-Frater asked if we can get any more VASH Vouchers. Conrad said we have never applied. Specified for veterans. Haven't seen any indication that there's a pool to apply to. We didn't get selected because our project wasn't ready.

Lofton asked how many the County has. Conrad said they put eight into a development in Sun Prairie; have done two more since then. Haven't used as many vouchers as we have. Need more information before we can finalize a policy, including the for-profit aspect.

Olvera said we're supposed to promote more affordable housing. What's more?

Guerra said we need recommendations - pull together some situations of unintended consequences, negative ramifications of policies. Conrad said it's a defacto way of getting a regular voucher. What's the effect on our regular vouchers? Separate waiting list for each project. Erdman said 8-10 people a month get a voucher.

Erdman said the County is interested in giving out vouchers. Dane County Housing is looking to do more project-based vouchers.

Guerra asked about the unintended consequences of the list. He wants to understand the negative back door consequences of the whole issue.

- 6 [32701](#) ECONOMIC DEVELOPMENT UPDATE
- 7 [32703](#) CDA EXECUTIVE DIRECTOR'S REPORT
- 8 [32706](#) COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

- 9 [36240](#) CDA Resolution No. 4110, approving the termination of a ground lease with Monona Shores Redevelopment, LLC and assumption of all outstanding debt and subleases related to the property.

Erdman said MRCDC approved the purchase of the investor's interest. Now MRCDC owns all of the LLC . If we own this as the CDA and not an LLC, the taxes will be reduced. Terminate the ground lease and transfer the buildings to the CDA. We'll own it outright. Assume obligations of leases.

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve. The motion passed by voice vote.

- 10 [36181](#) Approving the transfer of \$500,000 from Tax Increment Financing District #27 to the CDA for the acquisition of land at 2230 West Broadway to facilitate the development of affordable housing within the boundary of TID #27.

A motion was made by Guerra, Jr., seconded by Daine, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote.

- 11 **Approval to acquire property on Broadway to facilitate construction of affordable housing**

Erdman said this item needs to be referred; it's not ready to approve. A motion was made by Thompson-Frater, seconded by Guerra to refer. The motion passed by voice vote.

- 12 [34754](#) CDA Resolution No. 4109, recommending the selection of Heartland Housing, Inc. and YWCA Madison for the provision of services relating to the development, property management, and supportive services for housing for homeless families.

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve. The motion passed by voice vote.

- 12A [36175](#) Recommending the selection of [Insert Company Recommended by Committee] for the provision of services relating to the development, property management, and supportive services for housing for homeless families.

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote.

- 13 [33361](#) TRUAX PARK REDEVELOPMENT UPDATE

Erdman said they are signing the documents for the construction loan tomorrow. Plats will be recorded tomorrow. Finished demolition. There are some revised plans she will share with Thompson-Frater. Work through issues in the next 30 days. Need to be done before end of 2015 for tax credits.

- 14 [20808](#) THE VILLAGE ON PARK

- 15 [35665](#) ALLIED DRIVE UPDATE

Erdman said the Madison College house has been set out there. Still working on deck and painting, but getting close to opening it as sales center.

There are a couple of good candidates for Habitat Houses. Wachter met with a group of immigrants and also met with Movin' Out.

Thompson-Frater asked about the Net Zero house. Erdman said Madison College building a house, but it's not the house we've seen.

- 15A [36189](#) CDA Resolution No. 4108, authorize the CDA to refinance a loan from Johnson Bank that matures on December 30, 2014 in the amount of approximately \$875,000 and to take such actions and sign such documents as are necessary to extend the Johnson Bank loan.

Erdman said we are recommending a three-year deal.

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve. The motion passed by voice vote.

16 ADJOURNMENT

A motion was made by Daine, seconded by Guerra, Jr., to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:40 p.m.