

Meeting Notes

Project: 2230 West Broadway Neighborhood Meeting #1

Date: February 27, 2017

Attendees: Alder Sheri Carter, Melissa Huggins of Urban Assets, Tim Radelet of Movin' Out, Chris Jaye of Mirus Partners, Tim Parks of the City of Madison Planning Department, Brittany Romine and Sariah Daine of Pinney Lane Apartments, Andrea Romine; See sign in sheet.

Notes taken by Melissa Huggins during Discussion:

- Accessibility
- Prioritize existing residents
- Partnership with existing business community
- Location of bus stop
- 48 units feels big/too big
- How many units @ 30% of AMI? How determined?
- Madison Metro - need more service
- Sustainable development - water, food production, HVAC, away from fossil fuels
- Economic development to benefit neighborhood
- Indoor and outdoor space for landless community members
- Need commercial development
- List of fixed project elements is needed
- Parks/playgrounds
- Bathrooms
- Safety of kids by traffic
- Courtyard
- How neighborhood will absorb new residents, parking and traffic
- Another community meeting
- How do we absorb density?
- Limited access to transit
- Imagine a solution
- Density - is it a problem?

Questions/Comments and Responses During and After the Presentation [paraphrased]

Will every unit be occupied by disabled residents?

- No, 18 units of 70 total will be marketed to people with disabilities. Movin' Out tries to keep the percentage to 20% of a building with its clients. The organization is looking to bring together people with and without disabilities.

Will every unit be occupied by low-income residents?

- Pinney has some market rates. This project will have a range at 80%, 60%, 50% and 30% of AMI.

Please clarify the funding of this project. What is the total project cost and is there financing in place beyond the committed \$11 million?

- The project will use Section 42 tax credits as well as an IFF permanent loan. Equity comes from the sale of the tax credit. Banks and insurance companies purchase such tax credits.

So \$5 million of the project is underwritten by for profit companies?

- No, they are investors as purchasers of the tax credits. The entire project is affordable housing. The project is a 50/50 joint venture between Mirus Partners, Inc. and Movin' Out.

We need to know what this project might look like to know if it will realistically fit into the neighborhood!

There have been recent projects in the neighborhood that were supposed to be affordable but don't seem to be. They also located all of the washing machines in the basement that residents in my building can hear.

We want something truly affordable and of high quality.

- The design of this project will be high quality. We are coming to the neighborhood before we have a design so we can hear from you what you want and is important to you.

So it is set in stone that there will be 48 apartments on this site? And this meeting is to discuss what it will look like?

- Yes, we have approved funding for a 48 unit apartment building. We are here to find out what the look and feel of the building should be.

I hope that this project will consider the income base of the neighborhood. Who will safeguard the building and ensure the units will remain affordable? Will it be legally protected?

- The affordable housing will be legally enforced. WHEDA administers tax credits. Signed contracts will ensure that the property remains at affordable prices for 30 years after it is built. These documents will be recorded against property so the contracts are enforceable even if the building is sold.
- Andrea Romine noted that Movin' Out apartments have a rigorous application process. Before moving in and then every year before lease renewals, all tenants go through background checks.

Why has this location been chosen? Do we not have a choice about what will be built at this location? I have concerns about consequences on traffic and density. A conditional use in this location could go up to 5 stories!

- Yes, maximum height according to the zoning is 5 stories. It is the square footage of the building that triggers the conditional use. We will have to submit our design in order to get this, after which the size of the building could not be increased or changed.

Who will inhabit the apartments besides Movin' Out clients?

- Other units will be made available to the general public. Anyone can apply. Stone House Development is the management company that will check applications and manage the building.

Are pets allowed?

- Yes.

When is construction expected to begin?

- Hoping for ground breaking in fall of this year, 2017.

Will access to the bus stop be affected?

- The development team will coordinate with Metro throughout the approval process.

Projects happen in this community that are called affordable, but then people from the community itself don't qualify. Things come and go but the neighborhood doesn't really benefit. A new dentist office moved in, but it doesn't accept many insurance plans. Do you really think that people who already live here will qualify for these apartments?

- Yes. Apartments such as these are in high demand, especially for family with adult children with disabilities.

We will be sure to prioritize people with disabilities in the local community. Please contact Tim Radelet if you would like to be put on the list on interested tenants (tr@movin-out.org)

Do you have any partnerships with local businesses in mind to offer employment to residents?

- Not yet. The commercial space in the building will be made available at very low rates to hopefully encourage local businesses to rent. We would like to try to find businesses that could support employment by residents.

You have framed the need for affordable housing and what value it would add to the community very well, but I find it frustrating that the community has never had an opportunity to have a proactive conversation about what type of commercial development or new housing we want to see, to truly start from scratch. You say we are starting with a clean slate, but many aspects of this project have already been set. Not that there isn't support for what the project is trying to achieve, but maybe the community would be more in favor of a smaller building or new owner occupied housing. We deserve a chance to start on our own.

- Today we are presenting you with established constraints laid out in the zoning code. Your frustration is definitely warranted. What you are talking about is really important, very broad thinking that would be useful in the creation of a new neighborhood plan. However, your neighborhood plan is out of date. I would suggest you get involved with the Imagine Madison process (to update the Comprehensive Plan) or look into applying for neighborhood planning grants from the City of Madison.

I personally have a problem with the process for this site. We have been at this for three years. The plans have been dictated to us. And now, in this third round, the neighborhood center, which had the most support is not even included.

Well I am excited! I wish this could have happened sooner because it is necessary for the community. I am excited that the project is in process and I look forward to being able to give input. As long as the building is of a nice quality, who can argue about helping people find a place to stay? Not everyone will be on board, but I am so happy this is moving forward.

The train may have left the station already for this project, but you left the conductor behind! Everyone has a right to say what they want to see on this site. I have a right to say what needs to happen in this neighborhood. I moved here years and years ago to help improve the area and have given ideas for projects that have been built.

I question the amount of units. 48 seems too big.

- 48 units are required to make the project feasible. The building will be designed to make sure it fits in with the surrounding neighborhood. From an urban planning perspective, this type of corridor is exactly where you would want to add density.

Why are there only so many units offered for residents at 30% of AMI? These apartments would be no more affordable to me than normal market rate apartments.

- We are working with federal restrictions. It is up to the developer to determine the number and mix of units to pay the operating expenses.

My concern is that the tax base if frozen in this property. More density will put pressure on the schools and police coverage in this area. Affordable housing is great but you are not contributing to the tax base.

- This project will pay taxes. The City of Madison originally purchased this land with TIF money, which would have been used for the community center. After it was determined this would not be happening, Mirus bought the land from the City at market rate. The TIF will be closing out soon at which point the excess

funds will go to the taxing jurisdictions, including MMSD.

Keep in mind this project's location next to a bar.

Could someone be priced out of their apartment if their income increases?

- Yes. You can go up to 140% of AMI before you no longer qualify for income assisted housing.

Is there a waiting list?

- Not yet. We can set up a list of interested people and let them know when we begin taking applications. Please contact Tim Radelet (tr@movin-out.org)

Thanks for the information you have provided, but it is confusing what decisions have already been made. I request that information be distributed to every household in the neighborhood prior to the next meeting making clear what is already decided and what the community can still shape.

- The development team will be sure to clarify these aspects of the project before the next steering committee or public input meeting.

I feel like we didn't get much of a chance to give input at this meeting because of all of the questions and discussion. I would love to see this development be sustainable in terms of its energy and water consumption, food production, and economic development (for the commercial space and for the construction of the building). We have a diversity of housing in this area so there should be special emphasis on helping those who are landless in the community. There should be indoor and outdoor commons with resources open to everyone.

There should be a focus on safety. The design for the last building intended for this site was built right up to the sidewalk next to the busy street. Consider a barrier of some kind between traffic and where children might be.

Will the steering committee talk about how the neighborhood can, in a positive way, absorb the foot traffic? Hopefully they will be able to discuss more than what is just under the roof of the building.

I agree that we should have another community meeting. This puts everyone on the same field. The steering committee might have certain ideas not shared by the whole community.

We need to talk about how this community can absorb this density. We want to look forward but we do have a context. There are concerns about how this community can absorb this density. We want to do things correctly so we don't tip the balance. I'm not sure how design can affect the stability of the neighborhood or the fact that we have limited access to transit in this area. We can't sweep these concerns under the rug. There may be limits to what we can do, but we need to get relevant information out to the community.

I am a new neighbor to the area who has lived in Section 8 housing before. I want to ask of people that if you have a concern, try your best to imagine a solution and bring that to the table with your concern.

Is density really the problem here? Are we really creating a problem with more density? When I moved her in the 1980's, there were 160 more apartments in this neighborhood. People thought density was bad for some reason, removed some housing, and then the area started to go bad. There are other things a neighborhood needs to be a peaceful, safe place.

Alder Carter: Community engagement is important, even if we disagree. I would like it to be made clear what

is fixed and what is variable for this project. We need to have another meeting that concentrates on that. People should feel free to give their opinion. A strong neighborhood leads their community into sustainability.