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Greetings,

I'm writing to provide a brief update on the status of the two housing projects planned for development on Tree Lane. Many have expressed an interest in following the progress of these projects, and we are working to keep you informed. In addition to the following update, we have scheduled a neighborhood meeting to have the developer of the senior housing development (CommonBond) present and discuss the plans that they have submitted to the City. At that time we will also review the status of the Heartland Housing, Inc. project as well. This neighborhood meeting is scheduled for Thursday February 9, 2017 at the Ashman Library (733 North High Point Road). The meeting will start at 7 pm and it will last about 1 ½ hours. We will send out invitations to the meeting about a week in advance. I hope you can attend and participate.

Heartland Housing, Inc. is preparing to build 45 apartments at 7933 Tree Lane to serve homeless families. This housing, known as permanent supportive housing because it offers support services to ensure that families are stable and successful in their new homes, is part of the City's 5-year plan to add at least 250 such units. Heartland Housing opened the first project, serving single adults, this past summer. A third project, also to be built by Heartland is in the planning stages. At Tree Lane, the YWCA of Dane County will provide support services to families.

Heartland has secured its financing for the Tree Lane project, including assistance from the City of Madison, Dane County and federal low-income housing tax credits. The City has provided needed land use approvals and the project is in its final design stage. Heartland expects to close on the project in February and begin construction a month later. It should be available for occupancy by April of 2018.

The second project slated for Tree Lane is the senior housing development being planned by CommonBond Communities. CommonBond proposes to build 57 units of housing for seniors at 7941 Tree Lane, 54 of which will be reserved for households at or below 60% of the county median income.

This project is not quite as far along as the Heartland project. For one thing, CommonBond has yet to secure City land use approvals. They are refining the project's design in response to input from the City and comments received at this fall's neighborhood meeting. The revised project will be presented for discussion at a neighborhood meeting I expect to schedule early in 2017.

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Second, CommonBond is still working to assemble the necessary financing for the project. With the help of \$1.25 million of City support approved by the Common Council in November, CommonBond plans to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) for federal low-income housing tax credits. Applications are due by March 3, 2017 and WHEDA will decide if the project receives credits by the end of May. These credits are essential to the project. If CommonBond is unsuccessful in its application, this project will not go forward.

I have greatly appreciated the interest so many of you have shown in these projects, including your willingness to offer input and feedback to me and the development teams at neighborhood meetings. They will undoubtedly lead to better outcomes. I look forward to continuing the discussion as more information becomes available.

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