



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, December 3, 2009

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 -

Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski

Absent: 4 -

Tim Bruer; Shiva Bidar-Sielaff; Arthur V. Robinson and Russ Whitesel

STAFF: Clingan, Constans, Garrison, Kenny, Rood, Wallinger

OTHERS: Richard Freihoefer, Michael Basford (Madison Homeless Services Consortium), Bonnie Benson, Rita Giovannoni (Independent Living Inc.)

CALL TO ORDER: Sanders called the meeting to order at 5:01 pm.

APPROVAL OF MINUTES

Choudhury moved to approve the minutes from November 5, 2009/Markofski seconded. Unanimous approval

CALL TO ORDER / ROLL CALL

Russ Whitesel arrived.

Present: 7 -

Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Absent: 3 -

Tim Bruer; Shiva Bidar-Sielaff and Arthur V. Robinson

PUBLIC COMMENT

Richard Freihoefer of the Tenney-Lapham Neighborhood Association spoke to the Committee about his concern over the high concentration of group homes in his neighborhood. He said that one resident, a very disturbed young man with schizophrenia, has been running up and down the street yelling racial epithets. He said that agencies like Housing Initiatives, Inc. (HII) are buying up multiple cheap properties on the Isthmus and turning them into group homes, which poses problems for neighborhoods like his when group home residents who are mentally ill are not looked after properly. He said

that the Isthmus area can't handle any more group homes and asked the Committee to realize that group homes need to be more dispersed. He said that his neighborhood is losing residents due to the increased number of whore houses, crack houses, and group homes in the region.

Discussion highlights:

- Clingan has had a discussion with Freihoefer's alder who mentioned Freihoefer's concern to him in passing.
- Michael Basford of Housing Initiatives, Inc., who happened to be present at tonight's meeting to speak about the first agenda item, gave some background about Housing Initiative's mission with group homes. He said that HII administers HUD's Shelter Plus Care program for Dane County and that the program is designed to put homeless people with severe mental illnesses into permanent housing with supportive services. He said that HII owns 54 housing units throughout Madison, eight of which are in the Tenney-Lapham neighborhood. Their clientele's situation is very bleak, and no one can guarantee that their lives will normalize once they are in permanent housing. They do, however, have access to continuous supportive services.
- Rummel asked whether or not the city could expect an increase in the number of homeless veterans from the Iraq War. Basford said that HII serves a fair number of homeless veterans from every conflict going back to the Korean War, but they have seen no Iraq War vets yet. They do serve a couple of veterans from Afghanistan. He said the Veterans' Administration (VA) has sponsored a program to end homelessness among vets and suggested the Committee contact someone from the VA to speak about homeless veterans at a future meeting.

CALL TO ORDER / ROLL CALL

Alder Sielaff arrived at the meeting.

Present: 8 -

Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Absent: 2 -

Tim Bruer and Arthur V. Robinson

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

16666

Discussion and action on \$25,000 amendment to the 2010 city budget for the purpose of addressing homelessness.

Michael Basford of the Homeless Services Consortium Legislation Committee said the Consortium is very pleased and happy that the additional \$25,000 has been added to the budget to serve homeless needs in Madison and described some of the possible uses for the new funds. Wallinger handed out a memo from Basford that followed up on the possible uses for the money that were outlined in a memo that Wallinger sent to Committee members in their meeting packets.

Discussion:

- Bidar-Sielaff said that the budget amendment passed as a very general amendment, with no specifics as to how to direct spending of the money, but the Council did discuss how the renovation of Link Peace Park downtown might be pushing homeless out of the area due to the addition of an ATM and restrictions against panhandling within so many feet of an ATM.
- Basford said the money could go to many different programs aimed at helping downtown homeless, such as Briarpatch's youth outreach program.
- Basford said that mental health or AODA services are almost always needed when helping the homeless downtown.
- Choudhury asked whether or not assisting homeless with procuring vital records would require hiring a new staff person, and Basford said that the County already funds such a position so that the money would not go to the position itself but rather to the actual costs involved in procuring vital documents.
- Clingan clarified for the Committee that their charge at tonight's meeting was to direct staff as to how the money should be spent, and then staff would return with an RFP.
- Bartlett said he preferred the suggestion in Wallinger's original memo of using the money to assist with miscellaneous needs of homeless individuals, such as dental work, medical needs, prescriptions, etc. He said the money could also be used to assist with all sorts of other non-medical needs.
- Choudhury wanted to make sure that the money not be spent for actual housing costs, given that we have other programs with other sources of money that serve to assist individuals with those costs.
- Wallinger said that several agencies would be in a great position to administer the money as a fund that any agency in the Consortium could access to assist homeless persons.
- Choudhury said the key is to frame the use of the money as access to benefits.
- Whitesel expressed concern that the money could be used for expensive procedures such as root canals, which could potentially

wipe out the funds fairly quickly. Choudhury noted that case managers can hook people in need of expensive medical and dental procedures up with other sources of funding for those needs.

CALL TO ORDER / ROLL CALL

Alder Bruer arrived at the meeting.

Present: 9 -

Tim Bruer; Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Absent: 1 -

Arthur V. Robinson

16666

Discussion and action on \$25,000 amendment to the 2010 city budget for the purpose of addressing homelessness.

Bidar-Sielaff moved to direct staff to draft an RFP for review at the January 2010 CDBG meeting, which will be used to select a non-profit agency that will administer a fund available to individuals working with a case manager to pay for expenses that eliminate barriers and improve access to services that assist those individuals in gaining income and finding housing, provided that such funds shall not be used for rent or utilities. Rummel seconded. Unanimous.

DISCUSSION ITEMS

16744

CDBG Office Financial Statement Discussion

Clingan introduced Hardy Garrison as the Community Development Division's fiscal person. Garrison handed out a spreadsheet that showed CDBG's financial picture. Garrison said he was directed by Clingan to come up with a financial report that would satisfy the Committee. He said his spreadsheet was broken down by fund and source, showing amounts in the Housing Development Fund, the Acquisition/Rehab Fund, the Futures Fund, and the 2010 Reserve Fund. Amounts in each of those funds were further broken down by funding source, such as CDBG, HOME, Match, ESG, etc. The column along the left side of the spreadsheet shows a chronological accounting of projects that have been approved throughout the year, along with loan repayments as program income that have been made since January 2009. Along the bottom line is what is currently available in each fund by each fund source. Garrison said he would like feedback from the Committee on the spreadsheet and on what needs tweaking.

Discussion highlights:

- Rummel wanted to know what had been budgeted for 2009 in each of

the funding sources through the summer process.

- Choudhury said she loves the spreadsheet and called it “fridge worthy.”
- Bruer said that, in the interest of transparency, he would like to see language added that identifies and explains what each fund source is and what its restrictions are.
- Clingan said that different rules govern each of the funds and that the Framework gives us direction on how we spend the money.

PUBLIC COMMENT

Rita Giovannoni, CEO of Independent Living, Inc. (ILI), said that it would be helpful for her agency to have a chart of the Framework that shows the requirements of HUD versus the City. She would like to know the minimum that HUD requires so that we have a perspective of what HUD really allows versus what the City allots.

Discussion highlights:

- Choudhury said that she believed that Giovannoni was looking for where the Committee could be flexible in its allocations.
- Clingan said that funding also involves Federal, State, and City regulations and that part of what we are trying to do with the Framework is to show where agencies can have flexibility.
- Whitesel asked what the purpose of the Framework is and whether or not it is a document that HUD requires us to write.
- Rood said that it is a local document only and is not submitted to HUD. It synthesizes City, State, and Federal requirements.

16703

Preliminary 2011-2012 Framework Discussion

Clingan asked the Committee to let staff know their opinions on the items outlined in Rood’s memo, and then we’ll come back with a draft document.

Discussion highlights:

- Whitesel asked whether or not the document we’ll be updating is the one we’re currently operating from, and Clingan said it is.
- Rood said that staff sat down and looked at the Framework in broad terms and that what the Committee has for consideration is a list of issues staff has identified. She said that staff would like to know what additional items, if any, the Committee wishes to look at.
- Rood said that the first item that staff discussed was the shared appreciation policy as it applies to individuals. She asked the Committee whether or not they wanted staff to explore this issue

further. Bidar-Sielaff said she would like to discuss this item further. Sanders asked the Committee whether or not it would want to explore different interest rates rather than shared appreciation. Bidar-Sielaff said yes. Whitesel said he would like to have a breakdown of how different interest rates would compare to shared appreciation in returns to the office. He would also like to know how much of what has been repaid to the office over the past year has come from shared appreciation.

- Rood said the second item that staff discussed was the \$54,000 limit on homeownership and rental investments. Choudhury said she would like to look at this more closely.
- Rood said the third item that staff discussed was having an energy efficiency standard, and Choudhury said she would like to know when we will be able to commit to LEED (Leadership in Energy and Environmental Design) standards. Clingan said we currently accept Energy Star as the standard and that is what most people would be familiar with. Rummel noted that there is a cost to LEEDs that we should consider. Choudhury said that we have no way now to quantify energy efficiency.
- O'Callaghan asked about the timeline that the Committee has for working through the Framework and said he didn't think it possible to work through the entire document in the time remaining at this meeting. Rood said that perhaps the entire list is too much to get through tonight but that staff would like direction.
- Bruer said that he wants broader collaboration with labor organizations, apprenticeship training, and employment and broader collaboration with other City departments like CDA. He also said that the Committee should be aware that neighborhoods are emerging all over the place.
- Bidar-Sielaff asked whether or not it would be possible for Committee members to attend staff meeting discussions as was possible with OCS's recent process or to attend next week's meeting with Third Sector. Clingan said that if we have a quorum of committee members, then the meeting would have to be noticed. He said he could send the Committee minutes from the Third Sector meeting.
- Whitesel said that he doesn't want numbers driving the decisions. He said the Committee ought to set priorities and put incentives into the Framework, for example with energy efficiency, so that we're rewarding agencies for their efforts and building in some flexibility to the document. Choudhury said she consistently hears how restrictive the Framework is and how agencies would like to have more flexibility.
- Whitesel said he would like the Committee to look at some of the

things that are missing in the Framework, such as a commitment to education. He would like to see more collaboration with MATC to increase opportunities for jobs, employment, and high school educations. Rood said that we are restricted by funding constraints as to how we spend money and some education programs might not be eligible for funding. Skills training programs might be the only likely programs we could fund because funding restrictions limit education opportunities.

INFORMATIONAL ONLY

CALL TO ORDER / ROLL CALL

Markofski left the meeting at 7:10 p.m.

Present: 9 -

Tim Bruer; Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Absent: 1 -

Arthur V. Robinson

16703

Preliminary 2011-2012 Framework Discussion

- Whitesel said he would like to see incentives to owner-occupied rental housing projects, like NOAH.
- Rood said that staff would meet with Third Sector to discuss the Framework and get their feedback and provide minutes of that meeting.

INFORMATIONAL ONLY

16710

Tentative 2010 Meeting Schedule Dates

Staff briefly went over the tentative 2010 meeting schedule dates with the Committee.

STAFF REPORT

Clingan said that the City finally received its Energy Block Grant money. He said that DOE originally sent our award to Madison, AL, and it took them a month to de-obligate the money from that city and re-obligate it to ours. We just got our award a couple of days ago.

Clingan said there will be a second round of energy money for which cities will have to compete, with five to 20 awards given nationwide. He said staff has to submit some required information and that we are asking for \$15

million.

Rood updated the Committee on the Affordable Housing Subcommittee's progress with the Affordable Housing Trust Fund ordinance. She said that they have had two two-hour meetings and that they got through the entire document. The revised document will be going to the CDBG Committee in February.

Rood asked the Committee if they would still prefer to receive hard copies of their packets, or would they be interested in having electronic copies only sent via email? Bidar-Sielaff, Choudhury, Bruer, and Rummel all said they would prefer hard copies but did not need the colored paper separating out each item in the packet. Articles can be emailed.

OTHER REPORTS

Gardens Report (Choudhury):

Choudhury said that theft of vegetables was a big issue with gardens this year and that gardeners tended not to notice when theft was occurring around them. She said that Gardens are still looking at opportunities for expansion of the program, especially in collaboration with school gardens.

Committee on Office of Neighborhood Support (Sanders):

Rummel said she would like staff to ask the Mayor about the Committee on the Office of Neighborhood Support and why it never meets. She said the Mayor needs to be accountable about this committee. Bruer gave the CDBG Committee some background on the history of the Office of Neighborhood Support and how it began with the last administration. Clingan said that staff would ask the Mayor about the status of the Committee on the Office of Neighborhood Support.

ADJOURNMENT

Bruer moved adjournment/Bartlett seconded. Unanimous approval

Respectfully submitted,
Anne Kenny.