



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

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Monday, November 16, 2015

5:00 PM

330 W Mifflin Street  
Madison Senior Center, Room 1 & 2 (2nd Floor)

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### CALL TO ORDER / ROLL CALL

**Present:** 7 - Samba Baldeh; Ricky Hunt; Ben M. Van Pelt; Colin A. Bowden; Greg L. Rosenberg; Daniel A. O'Callaghan and Keetra S. Burnette

**Absent:** 1 - Matthew J. Phair

**Excused:** 1 - Maurice S. Cheeks

**CITY STAFF:** Mary Charnitz, Anne Kenny, Susan Morrison, Jim O'Keefe, Julie Spears

### CALL TO ORDER / ROLL CALL

O'Callaghan called the meeting to order at 5:00 p.m.

### APPROVAL OF MINUTES

Van Pelt moved to approve minutes from October 1, 2015. Ald. Baldeh seconded. The motion passed unanimously.

### PUBLIC COMMENT

Joanna Cervantes, regional director of the Hispanic Chamber of Commerce of Wisconsin, said the Chamber is a statewide Hispanic non-profit chamber. They offer programs throughout the state and are always looking for ways to expand. They work closely with entrepreneurs and have their own revolving loan fund. They collaborate with Wisconsin Women's Business Initiative Corporation as well as other groups and serve clientele from all ethnic groups.

### Roll Call

Ald. Phair arrived at 5:03 p.m.

**Present:** 8 - Samba Baldeh; Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt; Colin A. Bowden; Greg L. Rosenberg; Daniel A. O'Callaghan and Keetra S. Burnette

**Excused:** 1 - Maurice S. Cheeks

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

### DISCUSSION ITEMS

40653

Authorizing an allocation of up to \$600,000 in Housing Development Reserve Funds to assist Housing Initiatives, Inc. to acquire and rehabilitate two properties at 310 E. Mifflin & 103 N. Butler Streets for a total of fourteen (14) units of affordable rental housing for low-income people.

**Spears gave a brief overview of the project. Housing Initiatives seeks to acquire and rehab two buildings with 14 units of affordable rental housing currently owned by Madison Development Corporation. The proposal is to maintain the current tenants until natural turnover takes place and then fill vacancies with Housing Initiatives' clients as units open up.**

**Dean Loumos, Executive Director of Housing Initiatives, described the Housing Initiatives model, which is to house people with mental illness. They have many housing sites scattered throughout the city. They've received funding from WHEDA for this project and will be doing a capital campaign as well.**

**Brian Tydrich and Lupe Montes, residents of the neighborhood where these buildings are located, both spoke in opposition to the project. Tydrich said he had a concern for neighborhood safety with persons with mental illnesses living in the area. The neighborhood already has Porchlight housing and a women's shelter.**

**Rosenberg moved to return the resolution to lead with the recommendation for approval. Ald. Phair seconded. The motion passed unanimously.**

**O'Callaghan introduced new Committee member Keetra Burnette. She is the Senior Director of Community Impact for United Way. She has three children in college and lives on the west side of Madison in Ald. Phair's district.**

40651

Authorizing the allocation of Affordable Housing Funds to support the creation of approximately 160 units of affordable rental housing in Madison, Wisconsin.

**Charnitz gave a brief introduction of the proposals received in response to an Affordable Housing Fund RFP that went out earlier in the fall. The projects, if approved, would provide about 200 rental units for LMI. The Department of Civil Rights requires projects to hire 20% of MBEs, WBEs, and/or DBEs or to show good faith effort that the 20% goal was attempted.**

**Dave Porterfield of Movin' Out, Inc. and Chris Jaye of Mirus Partners gave an overview of their proposal, Movin' Out On Broadway. The project fell short of WHEDA tax credits last year due to some zoning issues, which will be resolved by the end of 2015. Forty-eight of the 160 proposed units would be affordable. The city also asked MOI and Mirus to consider including a new neighborhood center for the Broadway area in their plans.**

Roll Call

**Ald. Baldeh left the meeting at 6:05 p.m.**

**Present:** 7 - Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt; Colin A. Bowden; Greg L. Rosenberg; Daniel A. O'Callaghan and Keetra S. Burnette

**Excused:** 2 - Maurice S. Cheeks and Samba Baldeh

40651

Authorizing the allocation of Affordable Housing Funds to support the creation of approximately 160 units of affordable rental housing in Madison, Wisconsin.

Hunt said he would abstain from voting on this resolution due to the fact that he would like to explore the possibility of working on the projects as an MBE.

Jacob Klein of JT Klein Company gave an overview of the 820 South Park Phase I proposal, which would include 103 units of rental housing across from St. Mary's Hospital. They will be moving three existing houses to accommodate the new buildings.

Helen Bradbury and Rich Arnesen of Stonehouse Development described their project. Mifflin Street Apartments is a 55-unit affordable housing component of an overall development that will include business offices. Twelve of the units will be rented to 30% AMI. Nine of those are three-bedroom townhomes. They will be working with The Road Home to provide services. The Road Home works with homeless families with children to provide them homes.

O'Keefe said that each of these projects still have to go before the Plan Commission and the Urban Design Commission. Also, all three are heavily dependent on Section 42 tax credits.

Bowden moved to return the resolution to lead with the recommendation for approval. Rosenberg seconded. The motion passed with Burnette, Bowden, Rosenberg, and Van Pelt voting aye. Hunt abstained.

**Ayes:** 5 - Matthew J. Phair; Ben M. Van Pelt; Colin A. Bowden; Greg L. Rosenberg and Keetra S. Burnette

**Abstentions:** 1 - Ricky Hunt

**Excused:** 2 - Maurice S. Cheeks and Samba Baldeh

**Non Voting:** 1 - Daniel A. O'Callaghan

**40825**

Approving the carryover of CDBG, HOME and other funds, and the extension of previously authorized funds within the Community Development program budget.

No action taken

**Morrison said that this resolution doesn't need the Committee to take action. It is for information only and will go directly to Board of Estimates and Common Council for action.**

**40657**

CDBG November Staff Report

Continuum of Care (CoC) planning funding  
2016 CDBG Committee meeting dates

**Continuum of Care (CoC) planning funding**

**Morrison said that the CoC application is moving forward. City staff coordinates the application for about \$3.5 to \$4 million to homeless programs throughout the city. The CoC is also requesting \$90,000 for a staff position within the CDD to do CoC-related planning and administration.**

**2016 CDBG Committee meeting dates**

**Morrison noted the 2016 Committee meeting dates. All but one meeting will be**

in Room 260 of the Madison Municipal Building at 5:00 p.m.

**ADJOURNMENT**

Ald. Phair moved to adjourn at 6:30 p.m.; Van Pelt seconded. The motion passed unanimously.

Anne Kenny, recorder