



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

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Thursday, July 7, 2011

5:00 PM

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

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**CALL TO ORDER / ROLL CALL AT 5:03 P.M.  
CHARLIE SANDERS IN THE CHAIR.**

**STAFF PRESENT: BILL CLINGAN, PAM ROOD, LARRY STUDESVILLE, NANCY DUNGAN, SUE WALLINGER, TAMMY PETERS**

**Present:** 7 -

Tim Bruer; Shiva Bidar-Sielaff; Ald. Matthew J. Phair; Charlie R. Sanders; Monya A. Choudhury; Daniel A. O'Callaghan and Justin O. Markofski

**Absent:** 3 -

Robert M. Hunter; David A. Smith, Sr. and Russ Whitesel

### **APPROVAL OF MINUTES**

A motion was made by Bidar-Sielaff, seconded by Ald. Phair, to Approve the Minutes. The motion passed by voice vote/other.

### **PUBLIC COMMENT - NONE**

### **DISCLOSURES AND RECUSALS - NONE**

### **Common Council Referral**

1. [22631](#) Accepting the Final Report of the Housing Diversity Planning Ad Hoc Committee.

**Sponsors:** Mark Clear and Marsha A. Rummel

Brian Munson indicated the ad hoc committee was initially a 6 month appointment that lasted for 2 years. Their goal was to develop strategies not solve issues. Housing needs are on-going as well as how to identify actions/plans for other committees to take further action.

Shiva Bidar-Sielaff asked Brian which committees/City agencies identify as the call to action. Brian noted the Housing Committee is the umbrella committee and needs to go across boundaries with various committees/City agencies. 3 out of 4 citizen committees considering this report sit on the Housing Committee. This report will go back to the Housing Diversity Committee before the Common Council takes final action.

Monya Choudhury requested that spelling and grammatical corrections be

made to the report before it becomes final.

Dan O'Callaghan asked if there have been public hearings held for the community? Brian Munson replied that they have not done that yet, but that is part of the future plan. Dan O'Callaghan also asked if the ad hoc committee has looked at grassroots projects during the process. Brian responded that they are trying to find a balancing point that meets all needs over time. They did look at grassroots projects and considered many components when drafting the report.

A motion was made by Bidar-Sielaff, seconded by Bruer, to Return to Lead with the Recommendation for Approval with the following recommendations: keep the report on-going with periodic updates. Sent to the HOUSING DIVERSITY PLANNING AD HOC COMMITTEE. The motion passed by voice vote/other.

2. [22859](#) Accessible Housing Resolution

**Sponsors:** Mark Clear

Brenda Konkel stated that any City-funded housing requires accessibility. The City Attorney issued an opinion stating that the resolution is not binding and that it violates federal law. Brenda asked the City Attorney to review the opinion, however, he has been unable to thus far. Brenda requests referral to the next CDBG Meeting to allow the City Attorney to review the opinion and attend the meeting. Bidar-Sielaff supports referral to the next CDBG meeting.

A motion was made by Bruer, seconded by Bidar-Sielaff, to Refer. Sent to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote/other.

Motion to refer to the next CDBG meeting also includes a request for a representative from the Office of the City Attorney to be present at the meeting.

### ITEMS TO BE CONSIDERED

3. [22810](#) Approve use of up to \$27,707 in HOME and \$9,293 in Home Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 301 N. Third Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

**Sponsors:** Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

A motion was made by Bidar-Sielaff, seconded by Phair, to take agenda items 3-5 out of order. The motion passed by voice vote/other.

Barbara Leslie and Elena Golden of Goodwill Industries provided an overview of the project. Goodwill Industries of South Central Wisconsin, Inc. has been providing housing for individuals with a primary diagnosis of schizophrenia, bipolar disorder, and major depression for 30 years. Stein Apartments was built in 1988 to provide housing for chronically mentally ill individuals who meet HUD's income eligibility and has been managed by Goodwill since 1999 when it was acquired from the Mental Health Center of Dane County. The

property is over 22 years old and needs repairs and replacements. The building consists of 9 one-bedroom units rented to income eligible persons with a mental illness diagnosis and 1 income eligible, on-site property supervisor who performs building maintenance and has day-to-day contact with residents. Tenancy in the building has been very stable. Support services for the tenants are provided on-site and include assistance with paying bills, completing activities of daily living, reminders of follow-up treatment recommendations, problem solving and daily support. The project will make improvements to 10 rental units located at 301 N.Third Street. The funds shall be a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement.

A motion was made by Bruer, seconded by Bidar-Sielaff, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

4. [22811](#)

Approve use of up to \$18,000 in HOME Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 2502 Perry Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

**Sponsors:** Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

A motion was made by Bidar-Sielaff, seconded by Phair, to take agenda items 3-5 out of order. The motion passed by voice vote/other.

Barbara Leslie and Elena Golden of Goodwill Industries provided an overview of the project. Goodwill Industries of South Central Wisconsin, Inc. has been providing housing for individuals with a primary diagnosis of schizophrenia, bipolar disorder, and major depression for 30 years. Elaine Meyer Apartments were built in 1983 to provide housing for chronically mentally ill individuals who meet HUD's income eligibility and has been managed by Goodwill since 1999 when it was acquired from the Mental Health Center of Dane County. The property is over 27 years old and needs repairs and replacements. The building consists of 9 one-bedroom units rented to income eligible persons with a mental illness diagnosis and 1 income-eligible, on-site property supervisor who performs building maintenance and has day-to-day contact with residents. Tenancy in the building has been very stable. Support services for the tenants are provided on-site and include assistance with paying bills, completing activities of daily living, reminders of follow-up treatment recommendations, problem solving and daily support This project will make improvements to 10 rental units located at 2502 Perry Street; the funds shall be a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement.

A motion was made by Bruer, seconded by Bidar-Sielaff, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

5. [22814](#)

Approve use of up to \$45,000 in HOME Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 8 rental units located at 73 Sunfish Court in the form of a deferred loan secured by a

mortgage, promissory note and land use restriction agreement with a 15-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

**Sponsors:** Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

**A motion was made by Bidar-Sielaff, seconded by Phair, to take agenda items 3-5 out of order. The motion passed by voice vote/other.**

**Barbara Leslie and Elena Golden of Goodwill Industries provided an overview of the project. Goodwill Industries of South Central Wisconsin, Inc. has been providing housing for individuals with a primary diagnosis of schizophrenia, bipolar disorder, and major depression for 30 years. Sunfish Apartments was built in 1981 to provide housing for chronically mentally ill individuals who meet HUD's income eligibility; Sunfish Apartments were the first supportive housing built and managed by Goodwill. The property is nearly 30 years old and needs repairs and replacements. The building consists of 7 one-bedroom units rented to income eligible persons with a mental illness diagnosis and 1 income-eligible, on-site property supervisor who performs building maintenance and has day-to-day contact with residents. Tenancy in the building has been very stable. Support services for the tenants are provided on-site and include assistance with paying bills, completing activities of daily living, reminders of follow-up treatment recommendations, problem solving and daily support. The project will make improvements to 8 rental units located at 73 Sunfish Court; the funds shall be a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 15-year affordability requirement.**

**A motion was made by Bruer, seconded by Bidar-Sielaff, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**

6. [22955](#)

Approving the reallocation of up to \$51,462 of City revenues previously approved for use by Project Home as a loan guarantee as part of a Home Repair contract with the City of Madison, and now to be used to assist with the replacement of water heaters for income eligible Madison homeowners; and authorizing the Mayor and City Clerk to modify the 2011 Home Repair Contract with Project Home.

**Sponsors:** Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

**Nancy Dungan gave the following overview on the scope of the project. The original MECC funds have previously been incorporated as part of the City of Madison's contract for Home Repair services with Project Home. The replacement of water heaters for low-income homeowners is consistent with the existing goals and objectives of the Home Repair contract with Project Home and will provide an important home repair service to low-income homeowners. This project approves the reallocation of the original MECC funds to provide up to \$51,462 as part of Project Home's Home Repair contract.**

**A motion was made by Bidar-Sielaff, seconded by Choudhury, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**

REPORTS

8. [22846](#) PRESENTATION OF REVISED COMMUNITY PLAN TO PREVENT AND EDUCATE HOMELESSNESS IN DANE COUNTY
- Brenda Konkell registered to speak. She said the community needs to be aware of resources and keep the resources in the community. What happens when funds dwindle? What is being measured and funded? The answers are critical to strategies.
- Sue Wallinger indicated this is a final report. This process started in 2005 as a planning process with members of community. In 2006, a lengthy report was created and accepted by multiple City and County legislative bodies. The report was to be revisited every 5 years to be updated. There has been little time or resources to collect data. In June, The Homeless Service Consortium met and minor changes were made. It was recognized there are more issues with serving populations such as transgendered and victims of assault and that education is key.
- Shiva Bidar-Sielaff would like to see an overall dollar amount. United Way will have exact dollar amounts. Shiva doesn't like the word 'END' and Sue Wallinger mentioned that the consortium was making a strong statement and wanted to use the word 'END'.
- Dan O'Callaghan stated there is a HUD report with a similar title (Ending Homelessness by 2025). The City pays close attention to HUD since it receives funding. Ending homelessness is the ultimate goal.
- Monya Choudhury stated the results aren't the ideal number and how does she take the data collected and make it useful without proper resources? Sue Wallinger responded that the number of assisted doesn't indicate much, but instead tracking the progress of the number of people assisted is a good indicator.
- A motion was made by Bruer, seconded by Ald. Phair, to Receive. The motion passed by voice vote/other.
9. [23080](#) Energy Services update regarding the ARRA DOE Formula Energy Grant and Green Madison Program
- Larry Studesville provided an update on Energy Services and the Green Madison Program. The 800 pound gorilla is the economy. 25 communities (including Madison) were awarded this grant. The focus has been on sales/marketing and finding ways to collaborate. Their website is one of the top hits. They have approximately 300 leads currently and the goal is to triple that number. The Department of Energy is asking for a 'Plan B' due to the economy and want to implement the plan by 2012. The program is moving forward. WECC (Wisconsin Energy Conservation Corporation) is still the implementer of the program. There needs to be checks and balances for program. Strategies may change. Rebates should sustain this year, but policy changes will be occurring.
- Bill Clingan stated the entitlement grant has been mostly spent and spent efficiently. 1 out of 25 applicants received a second grant and Madison is ahead of the game.

Larry Studesville stated that an example of Plan B is working on metrics. Need 180 per month and to complete the audit (at least 1 part complete). \$2.7 million in loan lost reserve in budget. They are looking ahead at special projects such as 480 underground parking garages. The savings from the lighting would encourage further changes with Green Madison (see it, test it, assess it). Independent Living is currently working with the City and were unaware of their issues. The City is looking at meters so excessive gas use can be purchased at a lower cost. Energy Services will be working with Jeanne Hoffman from City Engineering on future projects in order to identify additional projects and create new partnerships.

Dan O'Callaghan stated the contractor that came to his house was effective and seems to have created business. Has Energy Services reached out to neighborhood associations versus just going door-to-door? Studesville indicated they have reached out to neighborhood associations and will continue to build partnerships with as many organizations as possible. The ultimate goal is increase neighborhood involvement.

Discuss and Finalize.

10. [22906](#) CDBG June 2011 Staff Report

Bill Clingan reported to the committee that the federal government are proposing a 7.5% cut for CDBG funds. The agency is getting low on funds, but still has money available for strong, future projects. Wingra Commons project did not happen. Budget discussions with City agencies begins in July. The Mayor announced there will be public input for the budget process and the Community Development Division budget session will be held on July 26th at the Urban League. Committee members and citizens are encouraged to attend. In addition to the public meetings, there will be an online tool for the public to provide feedback and to share their views. Not sure how the process will work, but the ultimate goal is to prioritize what citizens view as important services.

Discuss and Finalize.

11. [22907](#) Report from committees with CDBG Committee representation and designation of Commission representatives.

1. Gardens Committee (Sanders)
2. Martin Luther King Humanitarian Award Committee
3. Committee on Office of Neighborhood Support (Sanders)
4. Community Development Authority (Bruer)
5. Other Commission representation or relationships

Tim Bruer informed the committee there will be a Joint CDA/CDBG Committee tour of the Burr Oaks Senior Apartments in an effort to show the community where CDBG money is being spent. Truax is going very well. City and Federal CDBG need to have strong communication and collaborations. 50-100 residents came to Leopold/Arbor Hills and there is a coalition that want to work together to help bridge the gaps. Fitchburg is committed to working with Madison and that collaboration would not have happened without the CDBG.

Charlie Sanders informed the committee that Community Gardens is doing

very well. It is very much needed by many people who otherwise wouldn't have access to healthy and nutritious food.

Discuss and Finalize.

**ADJOURNMENT**

A motion was made by Bidar-Sielaff, seconded by Ald. Phair, to Adjourn at 6:23 p.m. The motion passed by voice vote/other.