



City of Madison

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

Thursday, October 3, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal Building)

NOTICE OF A PUBLIC HEARING

CALL TO ORDER / ROLL CALL

Staff Present: Jim O'Keefe, Linette Rhodes, Julie Spears

The meeting was called to order at 5:12 pm.

Present: 6 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Jennifer H. Campbell; Daniel A. O'Callaghan and Rachel E. Sattler

Absent: 2 - Keetra S. Burnette and Ben M. Van Pelt

APPROVAL OF MINUTES

A motion was made by Jennifer Campbell, seconded by Samba Baldeh to approve the minutes from the September 5, 2019 meeting. Motion passed by voice vote.

PUBLIC COMMENT

Colin Bowden appeared for public comment. Dan O'Callahan, Jim O'Keefe, Christian Albouras, and Sambah Baldeh thanked Colin for his service to the CDBG Committee and told him he will be missed. Colin thanked the committee and said farewell.

DISCLOSURES AND RECUSALS

None.

PUBLIC HEARING

1. [57632](#) 2020-2024 Madison Consolidated Plan

Attachments: [DRAFT 2020-2024 ConPlan 9-30-19.pdf](#)

No one appeared to make a comment. Comments will be taken by the Community Development Division until November 30.

PRESENTATIONS

2. [57633](#) Stonehouse Development, Judge Doyle Square Development

Jim O'Keefe introduced the item. The City would like a mixed use apartment building on top of the parking structure next to the Madison Municipal Building. Stonehouse Development was chosen to do this. Helen Bradbury and Jillian Bradbury presented information and fielded questions about this development.

ACTION ITEMS

3. [57594](#) Awarding up to \$3.225 million from the Affordable Housing Fund and \$900,000 in Federal HOME funds to support three affordable housing development projects, selected through a City Request for Proposals (RFP) process, that will construct approximately 200 units of affordable rental housing in Madison, and authorizing the Mayor and City Clerk to execute loan agreements with the developers of those projects.

Attachments: [AHF 2019 Memo to CDBG Committee 093019.pdf](#)
[AHF Recommendation Summary 2019.pdf](#)
[1212 Huxley AHF App CDBG Cmte.pdf](#)
[Elderberry Place AHF App CDBG Cmte.pdf](#)
[Red Caboose AHF App CDBG Cmte.pdf](#)
[TSA Mifflin Street Apartments AHF App CDBG Cmte.pdf](#)

Julie Spears introduced the recommendations for three Affordable Housing Projects totalling \$4.125 million to be funded with the Affordable Housing Fund. She discussed where the projects are in the development process. A motion was made by Jennifer Campbell, seconded by Samba to recommend approval of the Affordable Housing projects. Motion passed by voice vote.

4. [57602](#) Authorizing the Mayor and City Clerk to sign a contract amendment with Tenant Resource Center to use an additional \$40,000 in state EHH funds

Attachments: [Memo-Amend TRC contract for special allocation-9.23.19.pdf](#)

Linette Rhodes discussed the bonus funds the CDD office received for a project by Catholic Charities to run a divergence program. Catholic Charities did not feel they were ready to deal with all of the strings that came with the federal funding. Tenant Resource Center has now been approved to use the money for an "upstream tenant eviction prevention" program instead. This is a pilot program to reduce eviction rates.

A motion was made by Christian Albouras, seconded by Rachel Sattler to recommend approval of Tenant Resource Center receiving the \$40,000 for their pilot program. Motion passed by voice vote.

5. [56845](#) SUBSTITUTE - Accepting the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification".

Attachments: [Equitable_Development_White_Paper_Draft_08-06-19.pdf](#)
[Equitable_Development_Staff_Memo11-11-19.pdf](#)
[Equitable_Development_presentation_11-11-19.pdf](#)
[56845 v2.pdf](#)
[56845 v1.pdf](#)

Dan McAuliffe from Planning gave a presentation on Equitable Development in Madison.

A motion was made by Christian Albouras, seconded by Rachel Sattler to recommend approval of the whitel paper titled "Equitable Development in Madison". Motion passed by voice vote.

roll call

Dan O'Callaghan left at 6:48 pm. He passed the chair duties to Jennifer Campbell.

Present: 5 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Jennifer H. Campbell and Rachel E. Sattler

Absent: 3 - Keetra S. Burnette; Ben M. Van Pelt and Daniel A. O'Callaghan

6. [57619](#) Approving the Community Development Division's HUD 2020-2024 Consolidated Plan.

Attachments: [2020-2024 ConPlan for CDBG 2.6.20.pdf](#)
[DRAFT 2020-2024 ConPlan 9-30-19.pdf](#)

A motion was made by Zachary Henak, seconded by Samba Baldeh to table the approval of the 2020-2024 Madison Consolidated Plan. CDD is collecting feedback until November 30, so the committee will take it up again in January. Motion passed by voice vote.

REPORTS

7. [57634](#) Staff Report

Attachments: [2019-10-03_cmt_e_reserve_funds_summary.pdf](#)

Jim O'Keefe informed the committee of another potential affordable housing development project located at 1400 S. Park Street, the Truman/Olson site. The developer may be looking for Affordable Housing Funds. Dane County has its own affordable housing fund. They are in the midst of making their funding decisions. MSP and Elderberry Place both were awarded County funds.

In the Mayor's Capital Budget, the Affordable Housing Fund was awarded an increase to 5 million dollars. The Mayor also approved the \$300,000 increase necessary to implement the neighborhood center tiered funding system.

8. [53640](#) Reports from committees with CDBG Committee representation
Conference Committee (S Baldeh, R Sattler, & B Van Pelt)

None.

ADJOURNMENT

A motion was made by Samba Baldeh, seconded by Christian Albouras to adjourn at 7:09 pm. Motion passed by voice vote.