



City of Madison

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

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, May 6, 2021

5:30 PM

Virtual Meeting

CALL TO ORDER / ROLL CALL

Staff present: Jim O'Keefe, Linette Rhodes, Ethan Tabakin, Julie Spears, Sarah Lim, Hardy Garrison, Ben Doing.

Jennifer Campbell called the meeting to order at 5:33pm with a quorum present.

Present: 6 - Barbara Harrington-McKinney; Nikki Conklin; Ousman Darboe; Jennifer H. Campbell; Rachel E. Sattler and Ben M. Van Pelt

Excused: 3 - Christian A. Albouras; Felica Turner Walton and Matthew J. Phair

APPROVAL OF MINUTES

A motion was made by Ben Van Pelt, and seconded by Rachel Sattler to Approve the minutes of April 1, 2021. Motion passed by voice vote.

PUBLIC COMMENT

1. [65305](#) Public Comment

Attachments: [Public Registrants CDBG Committee 5-6-21.pdf](#)

No general public comments.

DISCLOSURES AND RECUSALS

Ben Van Pelt – will be registering to lobby in new role.

PRESENTATIONS

2. [65303](#) 2020 Community Development Division; Housing and Homeless Outcomes

Attachments: [2020 Results Affordable Housing.pptx](#)
[2020 Results Homeless and Housing Resources.pptx](#)

Linette Rhodes introduced the presentation - every year do an annual report to HUD. An orientation for new alders to hear what this committee funded, and some of our accomplishments.

Ethan Tabakin and Julie Spears introduced themselves.

Ethan presented, including a background of what Madison's affordable housing initiative is, targeted areas for affordable housing, Racial Equity Analysis; and updates on affordable housing tax credit-funded development, rental development (non-tax credit), and owner-occupied development.

Linette introduced herself and presented, including on housing assistance offered, homeowner rehabilitation loan program (closed down due to COVID-19 followed by retirement of staff member, so it remains closed)-- program will re-open once new staff position filled. Also discussed down payment assistance program Home Buy the American Dream (HBAD), Movin' Out Homeowner Assistance, Property Tax Assistance for Seniors loans (PTAS) (formerly called "Reverse Mortgage" loans). Showed diversity of funding sources.

Questions and answers.

Hardy Garrison introduced himself. Gave update that CDD administered about \$5 million in grants, COVID-19 added another \$25 million.

Jim O'Keefe introduced himself.

Sarah Lim introduced herself and presented on outcomes and goals of homeless services, point in time count from January 2021, and considerations for 2021 Homeless Services RFP.

ACTION ITEMS

3. [65267](#) Authorizing an allocation of up to \$427,000 in federal Community Development Block Grant-CV (CDBG-CV) funds, authorized via the CARES Act, to Porchlight, Inc. to support the agency's operations at the First Street temporary men's homeless shelter through the end of 2021; and authorizing the Mayor and City Clerk to execute an agreement with the agency for this purpose.

Attachments: [Budget 2021v2 for Shelter.pdf](#)

A motion was made by Ben Van Pelt, and seconded by Rachel Sattler to Return to Lead with the Recommendation for Approval of Authorizing an allocation of up to \$427,000 in federal Community Development Block Grant-CV (CDBG-CV) funds, authorized via the CARES Act, to Porchlight, Inc. to support the agency's operations at the First Street temporary men's homeless shelter through the end of 2021; and authorizing the Mayor and City Clerk to execute an agreement with the agency for this purpose.

Motion passed by voice vote.

4. [65251](#) Amending the 2021 Capital Budget to transfer \$230,000 of existing GO borrowing authority from the Men's Temporary Homeless Shelter (Project 13345) to the Temporary Family Shelter (Project 13398) in the Community Development Division Capital Budget.

A motion was made by Ben Van Pelt, and seconded by Rachel Sattler to Return to Lead with the Recommendation for Approval of Amending the 2021 Capital Budget to transfer \$230,000 of existing GO borrowing authority from the Men's Temporary Homeless Shelter (Project 13345) to the Temporary Family Shelter (Project 13398) in the Community Development Division Capital Budget.

Motion passed by voice vote.

5. [65272](#)

Amending the 2021 Adopted Operating Budget for the Community Development Division - Affordable Housing to accept \$395,000 from the Dane County Urban Water Quality Grant Program; authorizing the City of Madison to submit an application, on behalf of Bayview Foundation, Inc., to the Dane County Urban Water Quality Grant Program to accept the grant award; and authorizing the Mayor and City Clerk to execute agreements with Dane County and Bayview Foundation, Inc. as appropriate.

Attachments: [UWQG Application page-Bayview.pdf](#)
[Dane County Water Quality Grant Application for Bayview Packet.pdf](#)

A motion was made by Ben Van Pelt, and seconded by Ousman Darboe to Return to Lead with the Recommendation for Approval of Amending the 2021 Adopted Operating Budget for the Community Development Division - Affordable Housing to accept \$395,000 from the Dane County Urban Water Quality Grant Program; authorizing the City of Madison to submit an application, on behalf of Bayview Foundation, Inc., to the Dane County Urban Water Quality Grant Program to accept the grant award; and authorizing the Mayor and City Clerk to execute agreements with Dane County and Bayview Foundation, Inc. as appropriate.

Motion passed by voice vote.

6. [65271](#)

Accepting funds from the State of Wisconsin, awarded under the Consolidated Appropriations Act, 2021 (H.R. 133), to help prevent evictions and promote housing stability for eligible households affected by the COVID-19 pandemic, amending the Community Development Division's 2021 Operating Budget to reflect receipt of those funds, and authorizing the Mayor and City Clerk to execute an agreement with Benevate Inc. to gain access to its Neighborly Software, a centralized database, for use in implementing a rental assistance program in the City of Madison.

Attachments: [Emergency Rental Assistance Report 5.6.21.pdf](#)

A motion was made by Ben Van Pelt, and seconded by Ousman Darboe to Return to Lead with the Recommendation for Approval of Accepting funds from the State of Wisconsin, awarded under the Consolidated Appropriations Act, 2021 (H.R. 133), to help prevent evictions and promote housing stability for eligible households affected by the COVID-19 pandemic, amending the CDD's 2021 Operating Budget to reflect receipt of those funds, and authorizing the Mayor and City Clerk to execute an agreement with Benevate Inc. to gain access to its Neighborly Software, a centralized database, for use in implementing a rental assistance program in the City of Madison.

Motion passed by voice vote.

7. [65304](#)

Community Development Conference Committee alder appointment

Linette Rhodes gave background on CDD Conference Committee--an overlap of both Community Services Committee and CDBG Committee where there are some funding sources/goals of both the Community Resources and Community Development units. Not a standing committee - meets only as needed, i.e. regarding neighborhood centers or an RFP process applications review.

Alder Baldeh previously sat on CDD Conference Committee.

Alder Conklin: possible conflict of interest - currently work at the Lussier center (5 hours per week); will need to talk to Mike Haas about.

Alder Harrington-Mckinney: volunteered to sit on CDD Conference Committee.

A motion was made by Alder McKinney, seconded by Ben Van Pelt to refer this to the next CDBG Committee meeting once all three alders are present to discuss.

DISCUSSION ITEMS

8. [65306](#) Request for Qualifications for Men's Shelter Operator

Linette Rhodes provided some updates, including that Common Council did not vote to purchase Zeier at their 5/4 meeting. City staff will continue to work to pursue alternative sites. Will see an RFQ (Request for Qualifications) before we select a site.

This discussion item will be punted to a future meeting.

ADJOURNMENT

A motion was made by Ben Van Pelt, and seconded by Alder Conklin to Adjourn at 7:58pm. Motion passed by voice vote.