



City of Madison

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

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, November 6, 2025

5:30 PM

Virtual meeting

Call to Order/Roll Call

Chair Campbell called the meeting to order at 5:30pm with a quorum present.

Staff present: Maria Davila, Matt Frater, Jim O'Keefe, Linette Rhodes, John Vogt, Ben Doing

Present: 7 - Barbara Harrington-McKinney; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

Excused: 1 - Dina Nina Martinez-Rutherford

Approval of Minutes

A motion was made by Miller and seconded by Jones to approve the minutes.
Motion passed by voice vote.

Public Comment

1. [90686](#) Public Comment

None

Disclosures and Recusals

Alder Harrington-McKinney recused themselves from the WPHD RFP Presentation

Angela Jones recused themselves from the Habitat for Humanity RFP Presentation due to their team investing in the organization

New Business

2. [90685](#)

Presentations from Applicants in the 2025 Financing for Affordable Homeownership Development, Programs, and Services Request for Proposals Process (RFP)

Attachments:

[Anchorhaus Dev OwlCreek App and Supplemental.pdf](#)
[Habitat Dev OwlCreek App and Supplemental.pdf](#)
[Habitat ProgsSrvs MHR HBA App and Supplemental.pdf](#)
[Ho-Chunk Nation Dev Owl Creek App and Supplementals.pdf](#)
[Ho-Chunk Nation ProgsSrvs HBA HBE App and Supplementals.pdf](#)
[Kaba Baal Dev AcqRehab OwlCreek App and Supplementals.pdf](#)
[MACLT Dev Acq Rehab Voit Farm App and Supplemental.pdf](#)
[MACLT ProgsSrvs MHR App and Supplemental.pdf](#)
[Project Home ProgrSrvs MHR App and Supplemental.pdf](#)
[Tri-State Custom Construction Dev OwlCreek App and Supplemental.pdf](#)
[ULGM ProgsSrvs HBE HBA App and Supplemental.pdf](#)
[WPHD Dev OwlCreek App and Supplemental.pdf](#)
[Anchorhaus CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[Habitat for Humanity CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[Ho-Chunk Nation CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[Kaba Baal CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[MACLT CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[Project Home CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[Tri-State Custom Construction CDBG Committee 11-6-2025 RFP Presentatic](#)
[ULGM CDBG Committee 11-6-2025 RFP Presentation.pdf](#)
[WPHD CDBG Committee 11-6-2025 RFP Presentation.pdf](#)

Maria Davila provided an introduction

Presentations heard from applicants in the 2025 Financing for Affordable Homeownership Development, Programs, and Services Request for Proposals (RFP) Process

-Project Home, Inc.
-Anchorhaus Development LLC
-Wisconsin Partnership for Housing Development
-Kaba Baal LLC
-Tri-State Custom Construction
-Habitat for Humanity of Dane County, Inc.
-Ho-Chunk Nation Department of Housing, Home Ownership Division

A motion was made by Jones and seconded by Miller to take a 10-minute break. Motion passed by voice vote.

Committee resumed at 7:40pm with all members present.

-Madison Area Community Land Trust
-Urban League of Greater Madison

roll call

Alder Martinez-Rutherford joined the meeting at 6:36pm

Present: 8 - Dina Nina Martinez-Rutherford; Barbara Harrington-McKinney; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

roll call

Alder Harrington-McKinney left the meeting, excused, at 6:45pm

Present: 7 - Dina Nina Martinez-Rutherford; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

Excused: 1 - Barbara Harrington-McKinney

roll call

Alder Martinez-Rutherford left the meeting, excused, at 7:29pm

Present: 6 - John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

Excused: 2 - Dina Nina Martinez-Rutherford and Barbara Harrington-McKinney

roll call

Alder Harrington-McKinney rejoined the meeting at 7:59pm

Present: 7 - Barbara Harrington-McKinney; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

Excused: 1 - Dina Nina Martinez-Rutherford

3. [90688](#) Update on 2025 Affordable Housing Fund-Tax Credit RFP

Matt Frater provided updates regarding applications in the 2025 AHF-TC RFP process, including reminders on the timeline and the three withdrawn applications.

Review of the applications has been completed by staff, and staff anticipate bringing a resolution with recommendations to the December CDBG Committee meeting.

4. [90687](#) Staff Report

No staff report

Adjournment

A motion was made by Alder Guequierre and seconded by Alder Phair to Adjourn at 8:31pm. Motion passed by voice vote.