



City of Madison

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

Meeting Minutes - Draft 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, December 4, 2025

5:30 PM

Virtual meeting

Call to Order/Roll Call

Staff present: Jim O'Keefe, Linette Rhodes, Matt Frater, Ben Doing, Kirstie Laatsch (Planning), Dan McAuliffe (Planning), Linda Horvath (Planning)

Campbell called the meeting to order at 5:34pm with a quorum present.

Present: 5 - John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller

Excused: 3 - Dina Nina Martinez-Rutherford; Barbara Harrington-McKinney and Matthew J. Phair

Approval of Minutes

A motion was made by Alder Guequierre and seconded by Miller to Approve the minutes of November 6, 2025. Motion passed by voice vote.

Public Comment

1. [91058](#) Public Comment

None

Disclosures and Recusals

None

New Business

A motion was made by Jones and seconded by Alder Guequierre to move agenda item 3 ahead of item 2. Motion passed by voice vote.

roll call

Alder Harrington-McKinney joined the meeting at 5:46pm

Present: 6 - Barbara Harrington-McKinney; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller

Excused: 2 - Dina Nina Martinez-Rutherford and Matthew J. Phair

2. [88389](#) Planning Division staff update - Southeast Area Plan

Attachments: [Southeast Southwest PC Memo 06-02-25.pdf](#)
[Southwest Southeast Area Plan Presentation 06-02-25PC.pdf](#)
[SEAP SWAP 06-25-25TC Memo.pdf](#)
[Southwest Southeast Area Plan Presentation 06-25-25TC.pdf](#)
[Southwest Southeast Area Plan Memo 08-25-25PC.pdf](#)
[Southwest Southeast Area Plan Presentation 08-25-25PC.pdf](#)
[2025-12-03 Southeast TC Memo.pdf](#)
[2025-12-03 Southeast TC Presentation.pdf](#)
[\[public\] RE Southeast Area Plan transportation recommendations \(88389\).p](#)
[2025 12 10 Southeast BPC Memo.pdf](#)
[2025 12 10 Southeast BPC Presentation.pdf](#)

Dan McAuliffe presented on the Southeast Area Plan.

3. [88388](#) Planning Division staff update - Southwest Area Plan

Attachments: [2025-12-04 Southwest CDBG Memo.pdf](#)
[2025-12-4 Southwest Area CDBG Presentation.pdf](#)
[Southeast Southwest PC Memo 06-02-25.pdf](#)
[Southwest Southeast Area Plan Presentation PC 06-02-25](#)
[SEAP SWAP 06-25-25TC Memo.pdf](#)
[Southwest Southeast Area Plan Presentation 06-25-25TC.pdf](#)
[Southwest Southeast Area Plan Memo 08-25-25PC.pdf](#)
[Southwest Southeast Area Plan Presentation 08-25-25PC.pdf](#)
[2025-12-03 Southwest TC Memo.pdf](#)
[2025-12-03 Southwest TC Presentation.pdf](#)
[\[public\] Southwest Area Plan transportation feedback \(88388\).pdf](#)
[2025-12-10 Southwest BPC Memo.pdf](#)
[2025 12 10 Southwest BPC presentation.pdf](#)

Kirstie Laatsch and Linda Horvath presented on the Southwest Area Plan.

4. [90966](#) Authorizing the Community Development Division to enter into an agreement with the Traffic Engineering Division, and to use up to \$125,000 in federal Community Development Block Grant (CDBG) funds, to implement a neighborhood improvement project identified in the Northeast Area Plan (District 3, District 12, District 17, District 18).

Attachments: [Legislation Details \(With Text\) 84379.pdf](#)

A motion was made by Miller and seconded by Jones to return to lead with the recommendation to Approve Authorizing the Community Development Division to enter into an agreement with the Traffic Engineering Division, and to use up to \$125,000 in federal Community Development Block Grant (CDBG) funds, to implement a neighborhood improvement project identified in the Northeast Area Plan (District 3, District 12, District 17, District 18).

Motion passed by voice vote.

5. [90965](#) Awarding up to \$13,963,000 from the Affordable Housing Fund to support four affordable housing development projects, selected through a City Request for Proposals process that will support construction of approximately 425 units of new rental housing in Madison, 263 of which will be affordable, and authorizing the execution of related loan agreements (District 12, District 18, District 19).

Attachments: [ARHD-TC 2025 Memo to CDBG Committee Dec 2024.pdf](#)

A motion was made by Jones and seconded by Alder Guequierre to recommend to council to Adopt Awarding up to \$13,963,000 from the Affordable Housing Fund to support four affordable housing development projects, selected through a City Request for Proposals process that will support construction of approximately 425 units of new rental housing in Madison, 263 of which will be affordable, and authorizing the execution of related loan agreements (District 12, District 18, District 19).

Motion passed by voice vote.

6. [90964](#) Authorizing an amendment to RES-25-00481(Legistar #89378) to increase the amount of the Affordable Housing Fund (AHF) loan for the CDA Monona Shores Rehabilitation project, from up to \$360,000 to up to \$438,750, with the total combined MRCDC and CDA allocations not to exceed \$2,000,000 in AHF funds; and authorizing the Mayor and the City Clerk to enter into Loan Agreements as appropriate. (District 14)

Attachments: [Legislation Details \(With Text\) - 89378.pdf](#)

A motion was made by Malone and seconded by Miller to recommend to council to Adopt Authorizing an amendment to RES-25-00481(Legistar #89378) to increase the amount of the Affordable Housing Fund (AHF) loan for the CDA Monona Shores Rehabilitation project, from up to \$360,000 to up to \$438,750, with the total combined MRCDC and CDA allocations not to exceed \$2,000,000 in AHF funds; and authorizing the Mayor and the City Clerk to enter into Loan Agreements as appropriate. (District 14)

Motion passed by voice vote.

7. [90716](#) Authorizing the City of Madison, on behalf of the Dane County Continuum of Care (CoC), to accept an aggregate EHH grant award of up to \$625,455 from the State of Wisconsin Department of Administration, and authorizing the Mayor and City Clerk to execute agreements with specific Dane County CoC agencies selected by the CoC Board of Directors to receive the EHH funds.

Attachments: [Substitute Legistar 90716.docx](#)

A motion was made by Jones and seconded by Miller to recommend to council to Adopt Authorizing the City of Madison, on behalf of the Dane County Continuum of Care (CoC), to accept an aggregate EHH grant award of up to \$625,455 from the State of Wisconsin Department of Administration, and authorizing the Mayor and City Clerk to execute agreements with specific Dane County CoC agencies selected by the CoC Board of Directors to receive the EHH funds.

Motion passed by voice vote.

8. [90963](#) Approving the carry-forward, due to unanticipated delays in the execution of associated FY2025 grant agreements between the U.S. Department of Housing and Urban Development (HUD) and the City of Madison, of previously authorized 2025 subrecipient contracts funded by the City's annual federal "formula" (CDBG, HOME and ESG) grant allocations from HUD; approving an extension of the period of performance through December 31, 2026, for each of the affected contracts; and authorizing the Mayor and City Clerk to execute 2025-2026 contracts and/or contract amendments with each of the identified subrecipient agencies as appropriate once fully executed FY25 grant agreements have been received from HUD. (Citywide)

A motion was made by Alder Guequierre and seconded by Malone to recommend to council to Adopt Approving the carry-forward, due to unanticipated delays in the execution of associated FY2025 grant agreements between the U.S. Department of Housing and Urban Development (HUD) and the City of Madison, of previously authorized 2025 subrecipient contracts funded by the City's annual federal "formula" (CDBG, HOME and ESG) grant allocations from HUD; approving an extension of the period of performance through December 31, 2026, for each of the affected contracts; and authorizing the Mayor and City Clerk to execute 2025-2026 contracts and/or contract amendments with each of the identified subrecipient agencies as appropriate once fully executed FY25 grant agreements have been received from HUD. (Citywide)

Motion passed by voice vote.

9. [91059](#) Staff Report

Jim O'Keefe provided updates on the permanent men's shelter, including operational and funding updates.

Updates were also provided regarding HUD Continuum of Care funding changes.

Staff may devote part of a future meeting to provide updates on the topic of an overflow shelter.

Adjournment

**A motion was made by Miller and seconded by Jones to Adjourn at 7:10pm.
Motion passed by voice vote.**