



City of Madison
Meeting Minutes - Final
COMMUNITY DEVELOPMENT BLOCK
GRANT COMMISSION

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

Thursday, February 2, 2006

5:00 PM

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

ROLL CALL

Present: Ald. Austin W. King, Ald. Santiago Rosas, Kristina L. Dux, Sophia Angelina Estante, Steven C. Bartlett, Carl G. Silverman and Charlie R. Sanders

Absent: Richard V. Brown, Sr.

Excused: Ald. Cindy Thomas, Arthur V. Robinson and Justin O. Markofski

Others present: Hickory Hurie, Nancy Dungan, Mary Charnitz

WELCOME

Estante called the meeting to order at 5:05 PM. The Commission agreed to hear the Community Action Coalition (CAC) presentation first to accommodate CAC's presenters who had another meeting to attend at 6:00 PM.

PRESENTATION - COMMUNITY ACTION COALITION

Community Action Coalition for South Central Wisconsin, Inc. (CAC) provided an update of the Community Gardens program activities; Janet Parker and Chris Brokel of CAC and Bill Barker of the Parks Commission.

Parker, Brokel and Barker presented a slide show of photos depicting various aspects of the CAC Gardens program. The slides included pictures of gardens, such as Sheboygan Garden, which is located near the State Department of Transportation; Quan Garden, which also has a kids' garden where kids pick bouquets daily to present to local seniors; and Atwood Garden, which will spin off to be self run this year.

CAC's many functions in the Gardens program include the following:

- Organizing efforts to help volunteers run gardens;*
- Helping volunteers install garden improvements;*
- Helping facilitate community arts projects;*
- Sponsoring multicultural events at the gardens;*
- Helping coordinate City and County services;*
- Facilitating workshops;*
- Helping lead youth groups;*
- Helping with tilling and mowing;*
- Providing interpretation services;*
- Holding insurance for gardens;*
- Providing seeds and tools;*
- Assisting disabled individuals with gardening;*
- Helping with publicity, improvements, and expansion;*
- Helping build new gardens.*

Barker thanked the CDBG Commission for its support of the gardens program.

Discussion highlights:

- *The City Parks Division is open to establishing gardens around new housing developments and views gardening as a legitimate use of parks space. CAC's outreach efforts generate interest in developing new gardens in areas where no community gardens are available.*

CHAIR'S REPORT

News and announcements

Estante said she talked to Tom Solyst at Vera Court and that he welcomes visits from CDBG Commissioners to the neighborhood center during center events. She said she would email commissioners about prospective dates for visits. She said that Solyst also welcomes unscheduled drop-in visits from commissioners.

PUBLIC HEARING

No one registered to speak.

REQUEST FOR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS OR FUNDING FOR NEW PROJECTS

A. Project Home / Prairie Crossing (2006/02-A), Denise Matyka, Executive Director, and Jan Reek, Project Director

Dux excused herself from the meeting during discussion of Project Home's request to avoid conflict of interest issues because she formerly worked at a rental management company that managed Prairie Crossing.

Matyka handed out a fact sheet about Prairie Crossing and gave commissioners some background on the site. She said that Project Home chose to do Prairie Crossing after performing a community needs assessment and determining that an affordable housing shortage existed in the Allied Drive area. She said Prairie Crossing provides 48 units of high quality affordable rental housing to the Allied Drive area. Matyka said that with the softening rental market and increased crime in the Allied Drive area, Prairie Crossing and the Allied area in general have become "housing of last resort." As a result of high vacancies, frequent turnovers, and increased maintenance costs, Project Home has been operating Prairie Crossing at a deficit of around \$100,000 per year since 2003. Project Home financed Prairie Crossing through a combination of Section 42 tax credits, Community Development HOME funds, and a private loan from Johnson Bank. Matyka said that Project Home is requesting assistance to help them repay their Johnson Bank loan and replace it with a loan of \$365,000 from the City and the same from WHEDA, with both loans long-term deferred at 0% interest.

Discussion highlights:

- *Commissioners agreed that the City's participation should be contingent on participation by other funders.*
- *WHEDA and the City were both very positive at the initial meeting in supporting the project.*
- *Both WHEDA & the City might be asked to contribute more by Edison.*
- *Even if Project Home retires its Prairie Crossing debt, they are still looking at significant deficit in operating costs at the site.*
- *Edison Capital Housing Investments is contributing \$250,000 to retire debt in*

installments over the next several years.

- Project Home has asked CDA for assignment of Section 8 vouchers to Prairie Crossing.
- "Sticky 8's" is an industry term referring to Section 8 vouchers that stay with ("stick to") a particular property instead of following a particular family around, as is usually the case. The CDA has to go through a special process to get approval from HUD to designate vouchers as "Sticky 8's."
- About 40 new vouchers from CDA would be considered "Sticky 8's."
- If debt is not retired, Prairie Crossing would probably no longer be a viable project.
- Commissioners expressed concern over the City's slow response in dealing with the many issues involved with stabilizing the Allied Drive area.

Bartlett moved to accept staff recommendations to fund \$244,000, which is one-third of the funds needed for debt restructuring, contingent upon Project Home securing the remaining \$486,000 at terms sufficient to stabilize the project long-term and upon receipt or approval of Sticky 8's. Rosas seconded. The motion passed on a roll call vote as follows: Bartlett - aye, Brown - absent, Dux - recused, King - aye, Markofski - absent, Rosas - aye, Robinson - absent Sanders - aye, Silverman - aye, Thomas - absent.

The Commission also agreed that Estante and Silverman would draft a memo for Rosas to take to the Mayor. The memo would express commissioners' concerns over lack of progress made toward implementing improvements in the Allied Drive area, ask the Mayor to commit to making changes in the Allied area, and state that CD funding for Prairie Crossing is contingent on the City's commitment to making progress in Allied. Commissioners also asked staff to invite the Mayor or his representative to the March meeting to present plans that have been made to address issues in the Allied area.

Dux returned to the meeting at 6:15 PM.

B. Emerson/Eken Park Neighborhood Steering Committee (2006/2-G), Sarah Johnson and Ginger Niva, Emerson East Neighborhood Association

Johnson said that the Emerson East Neighborhood Association has been working with the City on tentative plans to redo Eken Park as the final piece to the Concentration Neighborhood project begun in 1998. She said the primary focus of the neighborhood association is to make Eken Park more accessible for handicapped children. The association is considering either resurfacing the park to make it more accessible or purchasing new equipment that is more accessible to disabled children. They are waiting on the cost estimates from City Parks for both plans before making the final decision.

Silverman moved to approve staff recommendations to allocate \$35,000 for equipment and improvements to Eken Park. The staff recommendations also state that \$35,000 should be allocated for equipment and improvements to Demetral Park. Sanders seconded. The motion passed unanimously.

APPROVAL OF MINUTES

Bartlett moved to approve the minutes from the January 5, 2006, meeting. Silverman seconded. The motion passed unanimously.

OTHER BUSINESS FOR ACTION

A. Issues and/or referrals to or from the Common Council

King said that the Council has referred the IZ ordinance repeal to the first meeting in

March to allow time for review of the IZ Evaluation Study, which was done by the Planning Department and included in February's CDBG Commission packet. The Council has not acted on proposed amendments to the IZ ordinance yet.

1. *Resolution accepting Dane County Homeless Services Consortium Community Plan to Prevent and End Homelessness in Dane County (2006/02-C)*

02980

Accepting the Community Plan To Prevent and End Homelessness in Dane County and directing City staff and Commissions to work with other funders and community groups to consider the recommended strategies as they develop and implement their programs.

A motion was made by Silverman, seconded by Ald. King, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Absent: Brown, Sr.

Excused: Thomas, Robinson and Markofski

Aye: King, Rosas, Dux, Estante, Bartlett, Silverman and Sanders

2. *Discussion of work plan for joint Community Development/Office of Community Services (OCS) study proposed in the 2006 Executive Budget*

Hurie said the CDBG Commission chairperson will attend a meeting of representatives from the Mayor's Office, OCS, the CD Office, the Community Services Commission, the Senior Committee, and the Children's Services Board to discuss whether the City should consolidate youth and senior services.

B. *Review of Summer Review Process Schedule (2006/02-D)*

Discussion highlights:

- *Proposals are due to the CD Office by June 2, which is about a week earlier than they have been due during past funding processes.*
- *The CD Office will distribute staff reviews of the proposals on June 22.*
- *Agency presentations will begin on June 26 and continue on June 29 and July 6. Each agency will have five minutes to present its project proposal.*
- *The Commission will deliberate proposals on July 10 and July 13 and will make its final funding recommendations on July 27 after a public hearing on July 24.*

C. *Reports from Committees with CDBG Commission Representation*

1. *Housing Committee (King)*

King said the principle topic of discussion at the February 1 meeting was the expiration of tax credit units and expiring use (Section 8) units. He said the major impact of these expirations would be felt elsewhere in the state and not so much in Madison.

2. *Gardens Committee (Estante)*

Estante said that the issue of accessibility was addressed at the last meeting with a presentation on how to make gardens more accessible. She said that CAC and UW Extension are doing a "Grow Together" conference in Madison soon and passed around information about the conference.

3. *Martin Luther King Humanitarian Award Committee (Estante)*

Estante passed around a recent issue of the Madison Times that profiled some of the MLK Humanitarian Award winners.

4. *Subcommittee: Community Development Investment Issues*

Discussion highlights:

- The Subcommittee on CD Participation in IZ Projects developed selection criteria goals, which were included in the February Commission packet, for CD fund investment in IZ projects.*
- An additional staff review form to be filled out by staff for an IZ project review will allow commissioners to see how much more projects will accomplish with CD fund investment.*

Sanders moved to approve an internal policy concerning the criteria and extent of CD Office funding in inclusionary zoning projects and the evaluation form staff would use in their IZ reviews. Silverman seconded. The motion passed unanimously.

5. *Other Commission Representation*

There were no other reports.

STAFF REPORT

February Staff Report (2006/02-F)

Hurie mentioned that the public service announcement for the American Dream Downpayment Initiative (ADDI) program is usually being aired at 2:15 AM. Rosas asked whether the announcement were made in Spanish as well as English. Hurie said that brochures have been printed in Spanish and in Hmong and that the next public service announcement would be done in Spanish.

1. *2005 CDBG Performance Synopsis*

Hurie passed out a 2005 Performance Synopsis and asked commissioners to review it. He said the figures should be accurate, with the exception of certain numbers that will be tweaked here or there when the City's 2005 books are finally closed.

2. *Fourth Quarter Neighborhood Center Reports for 2005*

Hurie noted that the final quarter neighborhood center reports for 2005 were included in the February commission packet. He said the current report format was developed a few years ago when the neighborhood centers were in flux. He asked the commissioners to consider whether or not a simpler, less detailed report format done annually rather than quarterly would suffice in the future. Estante asked the Commission to wait for the next meeting to discuss this issue.

3. *Department of Planning and Development Inclusionary Zoning Ordinance Evaluation Study*

Hurie said the report was referred to the Common Council.

4. *2006 Proposed Programs for ESG/THP/HPP Application*

Hurie passed out a sheet summarizing proposed programs for the 2006 ESG/THP/HPP

application. He said that the Commission would discuss the proposed programs and funding requests at the next meeting.

5. *Next agenda*

The Commission agreed to invite the Mayor or his representative to the next meeting to discuss plans for the Allied Drive area.

Estante suggested that Bartlett and Thomas prepare a presentation about the summer process to orient new commissioners to it.

ADJOURNMENT

Bartlett motioned to adjourn. Rosas seconded. The motion passed unanimously, and the commission adjourned at 7:10 PM.

*Respectfully submitted,
Anne Kenny*