



City of Madison

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

Thursday, June 4, 2015

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 - Samba Baldeh; Matthew J. Phair; Ben M. Van Pelt; Colin A. Bowden;
Daniel A. O'Callaghan; Joseph M. O'Connell and Greg L. Rosenberg
Excused: 2 - Maurice S. Cheeks and Ricky Hunt

CITY STAFF: Anne Kenny, Susan Morrison, Laura Noel, Jim O'Keefe, Julie Spears, Sue Wallinger

CALL TO ORDER / ROLL CALL

O'Callaghan called the meeting to order at 5:06 p.m.

APPROVAL OF MINUTES

Ald. Baldeh moved to approve minutes from May 7, 2015. Bowden seconded.

PUBLIC COMMENT

There was no public comment.

O'Callaghan asked Spears to introduce Brian Carranza and Tala Kammourieh, two AASPIRE interns working for the CDBG unit for several weeks this summer. Kammourieh studies planning at the University of Illinois, and Carranza is a graduate student at Penn State University studying community and economic development.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

BUSINESS ITEMS

1. [38664](#) CDBG Chair report

O'Callaghan decided to forego the report due to the fact that there are a lot of items on the agenda tonight and the Committee will lose quorum at some point.

2. [38663](#) Latino Chamber of Commerce - presentation

The presentation has been rescheduled.

[38456](#)

SUBSTITUTE Community Development Division Funding Process for the 2016 Budget

O'Callaghan said this resolution proposes to adopt a first set of recommendations from the funding process study that Forward Community Investments (FCI) is doing for the City Community Development Division.

Rosenberg moved to return the resolution to lead with the recommendation for approval. Bowden seconded.

O'Keefe provided a brief overview. CDD is seeking formal authorization to proceed with an RFP targeted at senior adult programming and crisis intervention services. One of the primary recommendations from the FCI study is that the larger, general funding process needs to be broken apart into smaller processes, so CDD is starting with senior programming and crisis programming this summer. The other CDD purchase of service contracts that would normally be the subject of an RFP this summer will be renewed without going through an official funding process, and this resolution will honor those commitments. It will also support any additional targeted initiatives authorized by the Mayor and Common Council.

Ald. Phair arrived at 5:15 p.m.

Present: 7 - Samba Baldeh; Matthew J. Phair; Ben M. Van Pelt; Colin A. Bowden; Daniel A. O'Callaghan; Joseph M. O'Connell and Greg L. Rosenberg
Excused: 2 - Maurice S. Cheeks and Ricky Hunt

3. [38456](#)

SUBSTITUTE Community Development Division Funding Process for the 2016 Budget

see attached memo

O'Keefe said the Community Services Committee acted on the resolution last Wednesday and recommended adoption with a couple of modest changes, including:

- Inserting a WHEREAS clause to clarify language regarding accessibility of new funds in the funding process for 2016;
- Modifying the wording in the RFP of the Crisis Support service objective regarding expectations for culturally and linguistically responsive service delivery.

CDD staff also recommended a change to the senior adult community indicators of success as follows in the senior programming RFP language:

- Modifying the definition of the target population for senior case management services to better align with program parameters in services which are funded by both the City and Dane County.

Ald. Phair moved to amend the motion on the table to incorporate the changes outlined in the memo into the resolution. Ald. Baldeh seconded. The motion passed unanimously.

Noel explained the senior case management services funded through the four

senior coalitions in Madison. The coalitions all operate case management programs. They meet with senior adults and establish case management plans and determine what resources they need to stay in their homes.

Bowden said that he was confused about the FCI report with respect to social justice and racial equity. He wondered where the estimated impact will be in terms of social justice and racial equity in the RFP. Noel said CDD is asking about those two issues in a more pointed and focused way in this round of applications. CDD is asking people to address their service population in relation to the poverty population in Madison. They're also asking specific questions, such as what an agency's access is for non-English speaking clients.

O'Keefe said CDD is also looking at composition of people in agencies providing services and the composition of their governing boards to make sure that they're also reflective of the populations the agencies are serving.

The original motion by Rosenberg/Bowden was amended to return the resolution to lead with the changes recommended in the memo.

4. [38491](#) Authorizing a Request for Proposals to solicit applications for affordable rental housing projects that utilize Low-Income Housing Tax Credits.

O'Callaghan said the resolution authorizes the RFP for this year's cycle to align with LIHTC from WHEDA. Three projects from last year's RFP process were successful in obtaining WHEDA tax credits for rental housing.

Van Pelt moved to return the resolution to lead with the recommendation for approval. Rosenberg seconded.

5. [38655](#) Approving the exchange of HOME funds for CDBG funds between two City of Madison loan programs (DPL/HBAD) and the CDD Housing Development Reserve Fund in order to better align these two HUD funding sources with appropriate projects and expenditures, in light of recent HUD regulation changes regarding the use of HOME funds.

Morrison said the CDD Office operates a number of loan programs. The two referred to in this resolution are the deferred payment loan program (DPL) and the Home-Buy/American Dream (HBAD) program. CDD would like to exchange HOME funds in these two programs for CDBG funds in the Housing Development Reserve fund because CDBG funds come with less restrictive guidelines and are thus a better fit for small projects targeting primarily individual homeowners and single family homes.

Bowden moved to return the resolution to lead with the recommendation for approval. Rosenberg seconded.

6. [38654](#) SUBSTITUTE Authorizing the City of Madison to accept a HUD Continuum of Care (CoC) Homeless Services planning grant in the amount of \$38,739; amending the Corporation for Supportive Housing's 2014 contract to include additional planning services to be funded by this grant award; and amending the Adopted 2015 CDBG Operating Budget as appropriate.

Wallinger said the City is the collaborative applicant to HUD on behalf of the Continuum of Care. Because the City is the collaborative applicant, it can apply for planning grant funds. The City would like to use these planning funds

to benefit the CoC by taking a look at and revising the Community Plan to Prevent and End Homelessness, which was completed in 2006. The Corporation for Supportive Housing (CSH) would do the update. The City already has a contract with the CSH that goes to the end of the month, so a new RFP would not have to be issued.

Discussion highlights:

- The Community Plan to Prevent and End Homelessness stated that if the City had the resources to implement the plan, the City could both prevent and end homelessness.
- The current plan does have a fair amount of action steps for providing outreach and ongoing services to homeless persons, such as those at the City-County Building.
- The CoC is made up of approximately 50 agencies, service providers, and advocates for the homeless.
- HUD intends the grant to be planning-focused, and the Consortium will get the final plan.
- Rosenberg said it's up to this Committee to have a conversation amongst themselves around this issue of homelessness and to create a sense of urgency about the need for action to address homeless issues.
- Ald. Phair said that while planning is great, the Committee and the City have to put something into action.
- Ald. Baldeh said that if this Committee has a role to play in finding a solution to the problem of homelessness, then Committee members need to find a way to bring solutions forward.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Van Pelt seconded.

7. [38742](#)

Authorizing the City of Madison, on behalf of the Dane County Continuum of Care (CoC), to accept a State ETH (Emergency Solutions Grant, Transitional Housing Program and Homeless Prevention Program) grant in the amount of \$468,153; and authorizing the Mayor and City Clerk to execute ETH-funded agreements with specific nonprofit agencies to provide various services to homeless and at-risk individuals and families.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Bowden seconded.

Wallinger said that the list of agencies and amounts were included in the application, but the original resolution didn't include them because the State had some logistical problems with the budget and created a much shorter window between the time they put out the application and the time it was due. The Committee saw the proposed allocations in a handout at its last meeting.

Wallinger said the City writes the contracts for these programs and monitors them, so the agencies are accountable to the City. The City pays for outreach services, supportive services in the men's shelter, and case management at the library with both ETH and City funds. What is missing is the permanent housing piece. Some agencies provide it, but they don't meet the entire need that exists in the city.

O'Callaghan left the meeting to 5:50 p.m. and turned the chair over to Bowden.

- Present:** 6 - Samba Baldeh; Matthew J. Phair; Ben M. Van Pelt; Colin A. Bowden; Joseph M. O'Connell and Greg L. Rosenberg
- Excused:** 3 - Maurice S. Cheeks; Ricky Hunt and Daniel A. O'Callaghan

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O'Keefe reminded the Committee that the resolution authorizes a small amount of money for Care Net.

Baldeh said he has many issues with the agencies and their lack of accountability, especially with giving homeless persons at least temporary places to stay. Wallinger said there are plenty of places in shelter for the vast majority of people who stay at the City-County Building (CCB). The men are able to stay at the men's shelter and the woman at the women's shelter. There are a lot of complicated reasons why someone chooses to sleep outside rather than go to shelter. The homeless system does have a safety net.

Baldeh asked about shelter for families. Wallinger said that families with children are turned away from shelter due to capacity issues, but the problem is being discussed within the homeless system.

8. [38694](#)

Amending the 2015 Adopted Capital Budget to reallocate funding between two CDD-administered capital projects, to help mitigate a shortfall in the budget for the Permanent Supportive Housing project on Rethke Avenue, and thus better enable the developer to move forward with the project.

O'Keefe said the Rethke project is a tangible effort to address the issue of homelessness and the severe shortage of permanent housing in Madison. It's the first phase in a five-year effort aimed at building 250 units of affordable housing for homeless persons. Rethke, which is located off East Washington Avenue, will add 60 units of permanent supportive housing for single adults. The City is partnering with Heartland Housing to do the project.

O'Keefe said the City recently realized that the construction project was subject to Davis-Bacon prevailing wage regulations due to the infusion of project based Section 8 vouchers from CDA. When Heartland learned of the Davis-Bacon requirements, they went back to their contractors to have the project rebid, and the numbers came in at about \$450,000 higher than anticipated. Heartland asked the City to help them make up the difference in funding. Heartland also received non-City funds to close the gap, including \$100,000 in equity from their investor, \$100,000 in deferment of their development fee, and funds generated from modification of certain aspects of the project to realize cost savings within the project itself. Heartland was left with a shortfall of about \$100,000.

O'Keefe said this resolution provides that last \$100,000 to allow the project to proceed. It transfers the money from the Affordable Housing Fund (AHF) into this project. Groundbreaking is slated to happen yet in June, which is about a month-and-a-half behind the original schedule. The project was supposed to

have been completed in February or March of 2016, so the timing of completion may be pushed back a little.

O'Keefe said the project is confined to single adults, whereas phase two of the initiative will aim at housing families with children. The phase two project, however, didn't receive the WHEDA Low Income Housing Tax Credits that it applied for and will have to wait until the next tax credit application cycle. Families would not be eligible for housing at Rethke because it has been structured as efficiency apartments to accommodate single adults.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Van Pelt seconded.

Ald. Baldeh left the meeting at 6:10 p.m.

9. [38668](#) CDBG June 2015 Staff Report

Morrison said that both May's and June's financials were handed out at tonight's meeting. She went over highlights from each month.

10. [38209](#) Report from committees with CDBG Committee representation
1. Gardens Committee (Rosenberg)
2. Martin Luther King Jr Humanitarian Award Committee (Bowden)

1) Gardens Committee

Rosenberg said the Committee is looking at its history and mission. There's a new community gardens network that is a point of collaboration among Dane County Extension, the City, and Community GroundWorks. The Food Policy Council and the Community Gardens Committee are trying to identify areas of overlap and unresolved need and hope to have a clarified sense of purpose and focus by the end of the year.

2) Martin Luther King, Jr. Humanitarian Award Commission

Bowden said there was no new report, but they're always seeking nominations for the youth and adult awards. They'd like to have as many applicants as possible.

ADJOURNMENT

Ald. Phair moved to adjourn at 6:20 p.m.; Van Pelt seconded.

Anne Kenny, recorder