



City of Madison

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

Thursday, May 5, 2016

5:00 PM

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

CALL TO ORDER / ROLL CALL

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

Absent: 2 - Ricky Hunt and Keetra S. Burnette

CITY STAFF: Anne Kenny, Susan Morrison, Jim O'Keefe, Matt Wachter, Sue Wallinger

CALL TO ORDER / ROLL CALL

O'Callaghan called the meeting to order at 5:07 p.m.

APPROVAL OF MINUTES

Ald. Cheeks moved to approve minutes from April 7, 2016. Van Pelt seconded.
The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

Rosenberg disclosed that Union Corners Co-Housing has hired him as a development consultant, and they will likely come before the Committee in the near future to apply for funding to subsidize the affordable housing units in the development.

1. [42715](#) CDBG Chair Report

O'Callaghan recognized staff for the hard work they are doing and the success they have had with the Affordable Housing Fund.

BUSINESS ITEMS

2. [42713](#) Public Hearing on 2016 Action Plan

Morrison said the Committee reviewed an initial draft of the Action Plan in February, and the current version is much more complete. HUD requires CDD

to submit an annual Action Plan, which makes clear funding decisions the Committee and Common Council have made about how it will expend funds over a one year period.

There were no registrants to speak on the 2016 Action Plan, so O'Callaghan closed the public hearing.

3. [42711](#) Approving the Community Development Division's HUD-required 2016 Action Plan
Rosenberg moved to return the resolution to lead with the recommendation for approval. Ald. Phair seconded. The motion passed unanimously.
4. [42709](#) Direct The Community Development Authority of the City of Madison ("CDA") to draft and issue a request for qualifications ("RFQ") for development, property management, and support services relating to the development and operation of permanent supportive housing for homeless adults.
Wachter said this resolution directs CDA to run a process for a third phase of permanent supportive housing very similar to the other two they have already done. The CDA will issue a Request for Qualifications (RFQ) and create a special subcommittee to review the RFQs and interview applicants to manage the permanent supportive housing, which is similar to the Rethke Terrace project.
Ald. Phair moved to return the resolution to lead with the recommendation for approval. Bowden seconded. The motion passed unanimously.
5. [41546](#) Final report on Community Development Division funding process evaluation by Forward Community Investments.
O'Keefe noted that the resolution to accept the report is a formality and is not a resolution to adopt the recommendations of the report. FCI is scheduled to make their presentation one more time on Monday for the Board of Estimates.
The Committee discussed the fact that there hasn't been more feedback from agencies regarding the report. Brenda Konkel said that some executive directors believe that the report seems too ambitious in its recommendations. The community wants to see how the recommendations will be implemented and whether or not there will be a funding process this summer.
Ald. Phair moved to return the resolution to lead with the recommendation for approval. Bowden seconded. The motion passed unanimously.
6. [42714](#) Presentation regarding Draft Community Plan to Prevent and End Homelessness.
Kristin Rucinski of The Road Home and Martha Cranley of United Way gave background to the plan. Rucinski said HUD mandates that CoCs develop a community plan to end homelessness. The City contracted with CSH to do a two-and-a-half day charrette to collect public input around the main issues regarding homelessness in the area. The steering committee and 15 to 20 community representatives worked on the charrette in March. The plan has four goals, each of which has sub-goals and sub-strategies for implementation. The four goals include 1) prevent homelessness, 2) support those who are homeless, 3) end homelessness by creating more affordable units, and 4) provide advocacy. The plan is still in draft form but is scheduled to be adopted

by the Housing Services Consortium Board in June.

Konkel expressed her concern that the plan seems disjointed and disconnected and that there has been little or no opportunity for people to provide feedback on the plan.

7. [42716](#)

CDBG May Staff Report

1. Reserve fund statement
2. Affordable Housing Fund
3. Emerging Opportunity Program (EOP)
4. County Resource Center
5. ETH Application
6. Neighborhood Centers
7. Expansion of Youth Employment Contracts
8. Concentration Neighborhood Plan

1. Reserve Fund Statement

Morrison said the reserve funds, and especially the affordable housing reserve fund, continue to build due to repayments of loans and the fact that CDD hasn't received a lot of applications for reserve funds.

2. Affordable Housing Fund

O'Keefe said WHEDA awarded tax credits to five projects in Madison, four of which the City supported with Affordable Housing Funds. They included projects on East Washington Avenue, South Park Street, Broadway, and Tree Lane. The projects will add, in aggregate, 180 units of rental housing, 153 of which will be affordable to households at or below 60% AMI.

3. Emerging Opportunity Program (EOP)

O'Keefe said that EOP recommendations head to Common Council for approval at its next meeting. There was \$150,000 for projects in this EOP funding cycle.

4. County Resource Center

O'Keefe said that County staff prepared a concept paper laying out the scope of services to be undertaken by the Resource Center and presented the paper to neighborhood residents at the Tenney Lapham Neighborhood Center (TLNC). TLNC is not universally supportive of the project. Dane County wants to issue a request for proposals for an operator for the center by the end of this month and have an operator selected by August. Having an operator is necessary for submitting a conditional use permit to the City. The County wants to demolish and renovate the property in late 2016 for an opening in 2017.

5. ETH Application

O'Keefe said that this year's ETH application to the State was for about \$500,000. This year's funding process went a little better than last year's process. The Review Committee of the Homeless Services Consortium took the recommendations to the HSC Board for approval. The City is the fiscal agent on behalf of the CoC.

6. Neighborhood Centers

O'Keefe said that the tax credit project called Madison On Broadway encompasses an expansion of the Bridge-Lake Point-Waunona Neighborhood Center. There's a lot of work to do to put this project together, and staff is working with Ald. Sheri Carter as well as the developer.

O'Keefe said that CDD made a recommendation to Common Council for the City to accept the Urban League of Greater Madison (ULGM) as the operator of the Park Edge/Park Ridge neighborhood employment center. Completion of the center involves renovating an old restaurant.

7. Expansion of Youth Employment Contracts

O'Keefe commended Ald. Cheeks and Ald. Phair for their recommendations to expand the Youth Employment Contracts. The \$240,000 being put to use will add about 120 employment opportunities, particularly focusing on youth of color and disadvantaged youth.

8. Concentration Neighborhood Plan

Morrison said the CDBG Committee described the annual allocation of funding for concentration neighborhood plans. Plans are normally prepared by Planning Division staff. Historically, a steering committee of neighborhood residents is selected based on applications, but this year, Planning staff had significant difficulty getting a diverse group of people to serve on the Darbo-Worthington-Atwood-Schenk-Starkweather Creek plan neighborhood steering committee. They have come up with an alternative plan for community engagement which involves having individual meetings with a variety of community members instead of a set group of people representing a particular community.

8. [42346](#)

Report from committees with CDBG Committee representation

1. Gardens Committee (Rosenberg)
2. Martin Luther King Jr. Humanitarian Award Committee (Bowden)
3. Conference Committee (M Phair, R Hunt, & B Van Pelt)

1. Gardens Committee (Rosenberg)

Rosenberg said that the Gardens Committee is taking a broad look at various issues related to urban agriculture. They are looking at the myriad number of committees involved, some of which have overlapping jurisdictions with a goal of moving to a more coherent framework. One outcome is that the Gardens Committee could be disbanded because there's a new gardens network fulfilling the role of the Gardens Committee. The Committee would like urban agriculture to be seriously considered in neighborhood planning and individual development projects.

2. Martin Luther King Jr. Humanitarian Award Committee (Bowden)

Bowden said that there have been issues with attendance and lack of quorum for the Committee. They may have to move back to one or two meetings per year. They are working on definitions of the work and the spirit of the MLK

award.

3. Conference Committee (Ald. Phair, Hunt, Van Pelt)

Van Pelt said the EOP was recently completed. The Conference Committee will need meet to approve ULGM as the operator of the Park Edge/Park Ridge center.

ADJOURNMENT

Submitted on behalf of Dan O'Callaghan, Chair

June 2, 2016

Room 260, MMB

July 7, 2016

Room 300, MMB

August 4, 2016

Room 260, MMB

September 1, 2016

Room 260, MMB

October 6, 2016

Room 260, MMB

November 3, 2016

Room 260, MMB

December 1, 2016

Room 260, MMB

Additional information may be obtained by submitting to City of Madison, Community Development Division 215 Martin Luther King Jr. Blvd., P.O. Box 2627, Madison, WI 53701-2627; email: cdbg@cityofmadison.com website: <http://www.cityofmadison.com/cdbg>.

The Committee adjourned by unanimous proclamation at 7:20 p.m.

Anne Kenny, recorder