



# 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?*

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Thursday, June 4, 2026

5:30 PM

In person: 215 Martin Luther King, Jr. Blvd.  
Room 215 (Madison Municipal Building)

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**This meeting will include a Public Hearing on HCI Unit's 2026 Action Plan.**

### Call to Order/Roll Call

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

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

**Present:** 5 - Dina Nina Martinez-Rutherford; Carmella Glenn; Matthew J. Phair; Megan N. Miller and Tiffany D. Malone

**Excused:** 3 - Angela K. Jones; Meghan E. Roed and Jennifer H. Campbell

### Approval of Minutes

**A motion was made by Miller and seconded by Alder Martinez-Rutherford to approve the minutes of May 6, 2026.**

**Motion passed unanimously.**

### Public Comment

1. [93407](#) Public Comment

**None**

### Disclosures and Recusals

**None**

### New Business

2. [93410](#) Public Hearing for 2026 Annual Action Plan

**Phair opened the public hearing.**

**No public comment.**

**Phair closed the public hearing.**

roll call

**Jones joined the meeting at 5:37pm**

**Present:** 6 - Dina Nina Martinez-Rutherford; Carmella Glenn; Angela K. Jones; Matthew J. Phair; Megan N. Miller and Tiffany D. Malone

**Excused:** 2 - Meghan E. Roed and Jennifer H. Campbell

**3. [92878](#)**

Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

**Attachments:** [Southeast Area Plan Final Draft Summary\\_CompPlanAmend.pdf](#)  
[Southeast Area Adopting Memo.pdf](#)  
[Exec Summary Map Page.pdf](#)  
[Parks Memo 2026\\_05\\_13.pdf](#)  
[SEAP Board Parks presentation.pdf](#)  
[SEAP CommunityFeedbackSummary Phase1.pdf](#)  
[SEAP CommunityFeedbackSummary Phase2.pdf](#)  
[Focus Group Summary Report Phase1 SEAP.pdf](#)  
[Focus Group Summary Report Phase2 SEAP.pdf](#)  
[92878 Southeast Area Plan Public Submittal BPC 5.13.pdf](#)  
[SEAP UDC.pdf](#)  
[UDC Memo 2026\\_05\\_20.pdf](#)  
[1 LU&T Proposed Changes GFLU.pdf](#)  
[2026\\_06\\_03 SEAP TC ppt.pdf](#)  
[2026\\_06\\_03 SEAP TC staff memo.pdf](#)  
[Southeast Area Plan transportation feedback \(92878\).pdf](#)  
[CDBG Memo 2026\\_06\\_04.pdf](#)  
[SEAP CDBG.pdf](#)  
[SEAP Landmarks Memo 2026\\_06\\_08.pdf](#)  
[SEAP Proposed Changes to GFLU Map Revised 2026\\_06\\_09.p](#)  
[SEAP PC Presentation.pdf](#)  
[SEAP PC Memo 2026\\_06-15.pdf](#)  
[Public Comment 6-12-26.pdf](#)  
[Public Comment 6-14-26.pdf](#)  
[92878 SE Area Plan UDC Report 5-20-26.pdf](#)  
[SEAP CommonCouncil presentation.pdf](#)

**A motion was made by Alder Martinez-Rutherford and seconded by Alder Glenn to return to lead with the recommendation to approve Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)**

**Motion passed unanimously.**

4. [92879](#) Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

**Attachments:** [Southwest Area Plan Final Draft Summary\\_CompPlanAmend.pdf](#)  
[Southwest Area Adopting Memo.pdf](#)  
[Executive Summary](#)  
[BPC Memo\\_04\\_20\\_2026.pdf](#)  
[BPC PPT\\_May13\\_2026.pdf](#)  
[Issues & Opportunities - Feedback Summary #1](#)  
[Issues & Opportunities - Focus Groups Summary Report #1](#)  
[Recommendations - Feedback Summary #2](#)  
[Recommendations - Focus Groups Summary Report #2](#)  
[92879 Southwest Area Plan Public Submittal BPC 5.13.pdf](#)  
[92879 Southwest Area Plan Public Submittal #2 BPC 5.13.pdf](#)  
[UDC SWAP Slides 2026 05-20.pdf](#)  
[UDC SWAP Memo 2026 05-20.pdf](#)  
[Proposed changes to the GFLU map](#)  
[2026-06-03 SWAP TC PPT.pdf](#)  
[2026\\_06-03 TC Memo.pdf](#)  
[6-4-26 CDBG Memo.pdf](#)  
[6-4-26 CDBG\\_Presentation.pdf](#)  
[Veldran Comments SW Area Plan Final Draft.pdf](#)  
[Southwest Area Plan transportation feedback \(92879\).pdf](#)  
[SWAP Landmarks Memo 2026\\_06\\_08.pdf](#)  
[SWAP\\_PC\\_presentation.pdf](#)  
[SWAP\\_PC\\_Memo\\_2026\\_06-15\\_final.pdf](#)  
[Public Comments 6-13-26.pdf](#)  
[92879 SW Area Plan UDC Report 5-20-26.pdf](#)  
[062326\\_CC\\_public\\_comment.pdf](#)

**A motion was made by Alder Glenn and seconded by Miller to return to lead with the recommendation to approve Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)**

**Motion passed unanimously.**

5. [93182](#) Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)

**Attachments:** [for 93182 DRAFT City of Madison 2026 AAP.pdf](#)

**A motion was made by Jones and seconded by Alder Glenn to return to lead with the recommendation to approve Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)**

**Motion passed unanimously.**

6. [93409](#) Discussion- 2026 Affordable Housing Fund- For Developments Seeking Tax Credit RFP DRAFT

**Attachments:** [DRAFT 2026 AHF Map.pdf](#)  
[DRAFT 2026 ARHD-TC RFP.pdf](#)

**Matt Frater presented on the 2026 AHD Tax Credit RFP Draft**

7. [93408](#) Work Plan

**No discussion**

8. [93411](#) Staff Report

**Jim O'Keefe provided shelter and homelessness updates**

### **Adjournment**

**A motion was made by Glenn and seconded by Jones to Adjourn the meeting at 7:24pm**

**Motion passed unanimously.**