



City of Madison

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

Thursday, June 5, 2008

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Charlie Sanders called the meeting to order at 5:10 p.m.

Present: 6 -

Thuy Pham-Remmele; Monya A. Choudhury; Steven C. Bartlett; Carl G. Silverman; Justin O. Markofski and Charlie R. Sanders

Excused: 4 -

Tim Bruer; Marsha A. Rummel; Arthur V. Robinson and Lina Trivedi

WELCOME CHAIR'S REPORT

Sanders reviewed the agenda for the meeting and the items for action for various projects.

PUBLIC COMMENT

No one from the public registered to speak under this item.

APPROVAL OF MINUTES

Choudhury noted that the May minutes reflected the meeting room number incorrectly and requested that the room number be changed from Room 260 of the Madison Municipal Building to Room 310 of the City County Building.

A motion was made by Choudhury, seconded by Silverman, to Approve the Minutes with the meeting room number corrected. The motion passed by voice vote/other.

Excused: 4 -

Tim Bruer; Marsha A. Rummel; Arthur V. Robinson and Lina Trivedi

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

[10721](#)

Authorizing the provision of funds to assist Metropolitan Milwaukee Fair Housing Council (MMFHC) in providing testing of potential discriminatory behavior in rental housing. (2008/06-C)

Sponsors: Marsha A. Rummel

Attachments: [Metropolitan Milwaukee Fair Housing Council Proposal 2008 Staff Review](#)

Nick Novak of the Fair Housing Center (FCH) of Madison said that the FCH, a local field office of the MMFHC, submitted a proposal to the CD Office to provide fair housing testing services for the City of Madison. Novak said that the Fair Housing Center would do testing for potential discrimination by landlords or rental agencies against any protected class of individuals. He said the FHC has 50 trained volunteers who participate in the tests that FHC conducts after receiving complaints about potential housing discrimination. Testing either substantiates or negates the claim, depending on how the landlord responds to testers' applications for housing.

Discussion highlights:

- Discrimination complaints usually involve complainants sensing they are getting "the run-around" from landlords when they apply for rental housing.
- MMFHC's proposal was the only proposal the CD Office received after sending out its request for proposals.
- The City Council wanted specific fair housing testing done. The City Department of Civil Rights (DCR) felt that the contract for testing services would be better administered by a City agency other than their own because they already accept, investigate, and resolve complaints of discrimination directly, so the \$30,000 for the contract was transferred from the City's DCR to the CD Office.
- The \$30,000 is a one-time allocation and will not carry over to 2009. Therefore, the FHC will have only six months to conduct testing because the RFP was reissued in April.
- Testing will take place based only on complaints the FHC receives, unless the FHC receives no complaints, at which point they will do systematic testing.
- The fair housing testing is similar to "mystery shopper" testing, except that testers are looking for potential discrimination against protected classes rather than customer service offered by landlords.
- If discrimination is discovered through initial testing, the FCH will follow up with a systematic test. The client may then file a complaint with HUD, EOC, or DCR for action.
- Complainants may file civil suits based on findings by HUD, EOC, or DCR; but fines against landlords for discrimination are not very big at all.
- Testers do not know what they are testing for when they go out to test.

A motion was made by Choudhury, seconded by Silverman, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:

Excused: 4 -

Tim Bruer; Marsha A. Rummel; Arthur V. Robinson and Lina Trivedi

Ayes: 4 -

Monya A. Choudhury; Steven C. Bartlett; Carl G. Silverman and Justin O. Markofski

Noes: 1 -

Thuy Pham-Remmele

Non Voting: 1 -

Charlie R. Sanders

Out, Inc., with making accessibility improvements to one rental unit.
(2008/06-D)

Sponsors: Thuy Pham-Remmele and Marsha A. Rummel

Attachments: [MOI North Lawn Rehab Application](#)
[MOI North Lawn Rehab Staff Review](#)

Mandeville said MOI is seeking funds to make accessibility accommodations to an existing unit that was previously assisted with HOME and EDI funds. MOI will incorporate the rehab at this unit with construction of two new units of rental housing on the same property. Improvements to be made include accessible bathroom rehab and an accessible ramped entrance to accommodate the needs of the current tenant and enhance the tenant's stability in the rental unit.

A motion was made by Silverman, seconded by Choudhury, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

10711

Authorizing the provision of Scattered Site Funds to assist Movin' Out, Inc., with acquisition and rehabilitation of a property with two rental units.
(2008/06-E)

Sponsors: Thuy Pham-Remmele and Marsha A. Rummel

Attachments: [MOI Scattered Site Funds Application](#)
[MOI Scattered Site Funds Staff Review](#)

Mandeville said the target acquisition site is located within a Scattered Site neighborhood, and MOI plans to combine previously approved HOME funds with the Scattered Site Funds to acquire the property and assist the current tenants and their support staff with rehab of the unit to prevent displacement when the current landlord sells the property. The current tenants asked MOI to get involved with the property when their landlord announced the sale of the unit.

A motion was made by Choudhury, seconded by Bartlett, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

10024

Authorizing the provision of Emergency Shelter Grant (ESG) funds to assist Interfaith Hospitality Network (IHN) to renovate Office space to serve families in ways that address City, Community and Neighborhood Development Objectives.

Sponsors: Tim Bruer, Thuy Pham-Remmele and Marsha A. Rummel

Attachments: [Interfaith Hospitality Network Day Center Rehab.pdf](#)
[Alder Kerr letter](#)
[IHNolinRehab.doc](#)

Sanders said that Alder Bruer has informed him that the zoning issue has been

worked out and that he is happy with the proposal. Charnitz added that Bruer wanted the Commission to know that the zoning issues for which he requested the motion referred from May's meeting to this meeting have been resolved and protections put in place and that he fully supports IHN's proposal.

Krinsky said that IHN serves homeless families with children and that IHN is moving to 128 Olin Avenue from their current University Avenue location. IHN will need to renovate the new property to accommodate families who seek services from them. They will be putting in a kitchen, bathroom, and laundry facilities for families to use. Krinsky asked the Commission to make all funds forgivable rather than issue \$36,300 of the funds as a deferred payment loan because IHN will have to repay the outstanding balances on two forgivable loans for improvements made at 1121 University Avenue for which the forgivable loan periods have not expired.

Discussion:

- Bartlett said he would prefer to keep the financing as recommended by staff, with \$25,000 as a ten-year forgivable loan and \$36,300 as a deferred loan. Charnitz said she agreed with Bartlett because the Commission is going above and beyond what they have already provided for IHN at their University Avenue address and would prefer not to have the University Avenue forgivable loans end up benefiting only the landlord of the property.
- IHN can always return to the Commission in the future if need be for reconsideration of the deferred payment loan.

A motion was made by Bartlett, seconded by Silverman, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

10719

Authorizing the City to accept an Emergency Shelter Grant (ESG) award from the State of Wisconsin, authorizing the Mayor and City Clerk to sign agreements with various agencies to implement projects as part of the ESG award. (2008/06-F)

Sponsors: Marsha A. Rummel and Thuy Pham-Remmele

A motion was made by Markofski, seconded by Choudhury, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

STAFF REPORTS

2007 Data on Homelessness

Charnitz asked Commissioners if they had any questions regarding the Homeless Services Consortium memo on 2007 homeless data and told Commissioners they would receive a more detailed report in July. Commissioners asked whether eliminating duplication in the data would show a drop in homelessness. Wallinger said not necessarily.

Summer Funding Process

Charnitz said that summer proposal binders would be going to Commissioners on June

16. They would be sent out via cab to each Commissioner, unless Commissioners preferred otherwise.

Charnitz asked Commissioners how they would like to handle dinner breaks during the Commission meetings and whether or not they preferred to order out for food or bring their own meals. The Commission agreed that they would prefer to order food for delivery.

Notice of Potential Conflict of Interest

A CD staff member, Pam Rood, who administers the American Dream Downpayment Initiative Program, may encounter situations where loan applications are referred by Britta Miller, a loan processor for Wisconsin Community Bank and step-niece of Ms. Rood, which would fall within potential conflict of interest rules promulgated by the Federal Department of Housing and Urban Development. Ms. Miller is paid an hourly wage and does not receive a commission for loans processed, which reduces a potential financial gain for Ms. Miller. The CD Office has procedures in place for review of loans processed by Ms. Rood, which would mitigate a conflict of interest.

The Commission adopted an operating policy that permits CD Office staff to pursue with HUD exceptions to the Federal Conflict of Interest rules as permitted by Federal regulations, unless the Commission takes action to prohibit such a request in specific cases presented to the Commission. HUD makes the final decision on all such requests for an exception. The Commission took no action to prohibit the Conflict of Interest waiver from HUD.

OTHER REPORTS

Gardens Committee (Choudhury):

Choudhury said Gardens are doing well, and that the Committee meets less frequently during the summer. She said the Committee has experienced some friction with a coalition building versus the grass roots movement that started the gardens. She said the Committee met once or twice a week for 12 weeks about plot fee structures and has experienced some backlash against the fee structures. They will meet again later in June and then break until after harvest.

Martin Luther King (MLK) Humanitarian Award Committee (Trivedi):

Trivedi was absent.

Emerging Neighborhood Funds Committee (Pham-Remmele):

Pham-Remmele had no report.

Community Development Authority (Bruer):

Bruer was absent.

Pham-Remmele said that Walmart had given Operation Fresh Start a \$100,000 grant. She said that she talked with youth at an OFS open house about their positive experiences with the OFS Employment / Rehabilitation Program.

ADJOURNMENT

A motion was made by Choudhury, seconded by Pham-Remmele, to Adjourn.

The motion passed by voice vote/other. The Commission adjourned the meeting at 6:15 p.m.