



City of Madison

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

Thursday, April 6, 2017

5:00 PM

Meeting Room 301
201 W Mifflin St (Madison Public Library)

Madison Public Library

CALL TO ORDER / ROLL CALL

Present: 6 - Maurice S. Cheeks; Samba Baldeh; Ben M. Van Pelt; Colin A. Bowden;
Keetra S. Burnette and Daniel A. O'Callaghan

Absent: 2 - Matthew J. Phair and Ricky Hunt

Excused: 1 - Jennifer H. Campbell

Staff members present: Susan Morrison, Jim O'Keefe, and Peg Stonestreet

D O'Callaghan called the meeting to order at 5:12 p.m.

APPROVAL OF MINUTES

A motion was made by Van Pelt, seconded by Bowden, to Approve the Minutes of March 2, 2017. The motion passed by voice vote.

PUBLIC COMMENT

no comments

DISCLOSURES AND RECUSALS

none

1. [44656](#) CDBG Chair Report

D O'Callaghan would like to congratulate all of the alders on their re-election to the Common Council. On a sadder side, Russ Whitesel passed away. He was a former member of the CDBG Committee.

Alder Phair arrived at 5:15

Possible cuts to the CDBG and HOME programs being discussed at the federal level would be very harmful to the community. We as a committee need to find a way to inform the community and representatives at the state and federal levels what is being accomplished with these federal funds. With CDBG Week coming up, committee members should reach out to the community and sub-recipients to hear their stories.

BUSINESS ITEMS

2. [46727](#) Housing Development - goals and priorities

J O'Keefe gave a brief overview of draft RFP – it is still a work in progress. We want to focus discussion on the first two pages of the document and gather information from committee members.

The goal is to provide the following:

- Adding Affordable new units
- Improving affordable units
- Preventing loss of affordable units with POA's that are set to expire

Produce more quality rental housing that is affordable to lower and middle income households and located in areas of the city that are well connected to common amenities such as public transportation, parks, schools, health care, food venues, employment, etc.

- Will include a map identifying eligible or preferred areas for new units that are amenity rich – and not primarily-low income areas.
- Need to be clearer on requirements for new construction and rehab

Improve the coordination between affordable housing developers/property managers and housing support agencies in order to support housing stability and prevent homelessness.

Encourage developers and services providers to team up with tenant selection criteria

- Example - The Stone House - Road Home partnership

Other questions/suggestions:

- A desire for more precision and clarity regarding what City is incentivizing
- Punch up the goals and accomplishment section
- Is there a way to have more 3 bedrooms versus 1 or 2 bedrooms for families?
- What is our end goal?
- Are project based vouchers used for these projects? Yes, they have been used in all of these projects and will be in the PSH phase 3 as well.

C Bowden left at 6:15.

- Will these projects be mixed income?
- Is it possible to have developers involved in developing the RFP? There has been consultation with group 3rd Sector for input.

O'Keefe and Morrison welcome any additional comment and anticipate bringing a revised draft to next CDBG Committee meeting for review and approval.

REPORTS

3. [46657](#) Reports from committees with CDBG Committee representation

Martin Luther King Jr. Humanitarian Award Committee (C Bowden)
Conference Committee (M Phair, R Hunt, & B Van Pelt)

No report on the MLK Jr. Committee

Conference Committee

Van Pelt and Phair gave positive comments on the EOP proposals that were presented at the Conference Committee.

4. [46658](#)

2017 April CDBG Staff Report
Outreach RFP
Emerging Opportunities Program
Capital Budget
Reserve Fund applications

The Outreach RFP was released April 4th and applications are due April 26th. Plan to bring the results back to the May CDBG meeting with recommendation to approve vendor.

Development of City Capital Budget has started.

Reserve Fund: We are expecting applications for two housing projects -Madison on Broadway and a co-housing project in the Atwood area.

ADJOURNMENT

A motion was made by Burnette, seconded by Cheeks, to Adjourn. The motion passed by voice vote.