



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, April 1, 2010

5:00 PM

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

CALL TO ORDER / ROLL CALL

- Present:** 6 -
Shiva Bidar-Sielaff; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski
- Absent:** 3 -
Ken W. Pritchard; Tim Bruer and Marsha A. Rummel
- Excused:** 2 -
Arthur V. Robinson and Russ Whitesel

STAFF: B. Clingan, H. Garrison, A. Kenny, P. Rood, A. Short
OTHERS: Jon Becker, Greta Hansen (Community Action Coalition for SCWI, Inc.), Ruth Rohlich (WWBIC), Michael Johnson (Boys & Girls Club of Dane County), Rita Giovannoni (Independent Living, Inc.), Dean Loumos (Housing Initiative, Inc.), Cristine Reid, Chris Ziemba (The Salvation Army of Dane County).

CALL TO ORDER: Sanders called the meeting to order at 5:01 pm.

APPROVAL OF MINUTES

Bidar-Sielaff moved to approve the minutes from March 4, 2010. O'Callaghan seconded. Unanimous approval.

CALL TO ORDER / ROLL CALL

Alder Rummel arrived at 5:05 pm

- Present:** 7 -
Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski
- Absent:** 2 -
Ken W. Pritchard and Tim Bruer
- Excused:** 2 -
Arthur V. Robinson and Russ Whitesel

PUBLIC HEARING

1. [17865](#) CDBG Public Hearing on 2011-2012 Funding Priorities. The CDBG Committee welcomes verbal or written statements from Madison residents or groups concerning emerging community needs and opportunities, and suggested funding priorities and terms for 2011-2012. These specific objectives and terms of funding being developed will be within the overall context of the Five Year Community Development (Consolidated) Plan.

Jon Becker

Becker said he was addressing a decision that the Committee made back in January; and though he would like to see the decision reversed eventually, he did not give specifics about which project the Committee had approved. Going forward, however, Becker said that he would like to see the Committee approve funding for greenfields or for renovation of existing structures and be careful not to fund projects on transitional lands, for example annexed lands or lands on the periphery of the city. He said there was no reason why the same exact project could not have been funded somewhere nearby, away from the natural resource.

He also said he would encourage the Committee to build its projects near existing transit stops. He said that when a project is located near a conservancy park, it could pose threats to individuals with health issues given that conservancies frequently do burns to keep invasive species out.

Greta Hansen, Community Action Coalition (CAC)

Hansen brought a hand out that outlined her comments for the Committee. She said she was pleased that housing assistance and gardens remain high priorities for funding. She also spoke about CAC's Skills Enhancement Program, which was funded with federal funds and which helped CAC provide tuition and book assistance, child care and transportation support, and case management to help workers increase their income and access to benefits.

Ruth Rohlich, Wisconsin Women's Business Initiative Corporation (WWBIC)

Rohlich noted that a WWBIC client appeared in a recent issue of the *Isthmus*. She said she thought the Framework looked really good. She spoke about trends WWBIC is seeing with microloans. Currently, \$25,000 is the Framework lending limit per business, but she said that WWBIC is starting to see it cost more to start businesses, with an average loan size of \$31,000. She said that WWBIC pairs City money with other loan sources. Rohlich said that businesses are usually stable within three years, but they provide six-year loan terms and offer assistance throughout those six years.

CALL TO ORDER / ROLL CALL

Alder Bruer arrived at 5:20 p.m.

Present: 8 -

Tim Bruer; Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski

Absent: 1 -

Ken W. Pritchard

Excused: 2 -

Arthur V. Robinson and Russ Whitesel

17865

CDBG Public Hearing on 2011-2012 Funding Priorities. The CDBG Committee welcomes verbal or written statements from Madison residents or groups concerning emerging community needs and opportunities, and suggested funding priorities and terms for 2011-2012. These specific objectives and terms of funding being developed will be within the overall context of the Five Year Community Development (Consolidated) Plan.

Michael Johnson, new Executive Director for Boys and Girls Club (BGC)

Johnson introduced himself as the new executive director of BGC and thanked the Committee for the support it has given to BGC over the years. He said that BGC serves young people most in need and that they are currently doing a community assessment survey. They have received feedback that they should expand their services to Hispanic children and families.

He said his goal is to make sure the community has a sounding board at BGC and that he has been inspired by what he's seen so far.

He said the Taft facility is being renovated to some extent with new carpet, painting, and a new gym floor and that they will be having a grand re-opening soon. He said community centers are a life line for young people.

The Committee agreed that it would like to hold its May 6 meeting at the BGC - Taft facility.

Rita Giovannoni, Executive Director of Independent Living, Inc.

Giovannoni asked the Committee to do an economic analysis of the \$54,000 per unit Framework limit for rental housing. She said the number is substantially below HUD's allowed per-unit limit. She would like to see the actual multi-family per-unit cost determined.

A motion was made to Discuss and Finalize. The motion passed by voice vote/other.

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

4. [17864](#) Authorizing the provision of \$216,000 in Federal HOME funds to assist Housing Initiatives, Inc. to acquire and rehabilitate rental housing.

Dean Loumos, Executive Director of Housing Initiatives, Inc. (HII), passed out a map that showed HII's acquisitions since it began operating. He said HII's strategy is to look for four-unit apartment buildings that are scattered throughout the city. He said that usually they do not do more than four units at one site. Exceptions have included Stonebridge, where they have 10 units, and Ruskin Street, where they have nine units.

Loumos said that HII's clients blend into a neighborhood with minimal behavioral problems. He said that HII won't acquire a property unless they can manage it and that staffing costs are high. He said all tenants are connected to clinical support with case managers and nurses, according to their needs.

CALL TO ORDER / ROLL CALL

Alder Bruer left the room.

- Present:** 7 -
Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski
- Absent:** 2 -
Ken W. Pritchard and Tim Bruer
- Excused:** 2 -
Arthur V. Robinson and Russ Whitesel

- [17864](#) Authorizing the provision of \$216,000 in Federal HOME funds to assist Housing Initiatives, Inc. to acquire and rehabilitate rental housing.

Loumos said that all Shelter Plus Care clients have to have case managers. Clingan said HII has an effective model that serves Madison well. They get fewer disturbance calls for their rental units than most others in town.

HII is seeking \$216,000 in HOME funds to acquire at least four and possibly up to eight units at a couple of locations in the city.

Choudhury moved to approve staff recommendations to provide \$216,000 in HOME funds towards the acquisition and/or rehabilitation of at least four units of affordable rental housing under the terms of the 2009-10 Program Funding Framework; Bidar-Sielaff seconded. Unanimous approval.

A motion was made by Choudhury, seconded by Bidar-Sielaff, to Referred for Introduction. The motion passed by voice vote/other.

5. [17870](#) MSCR requests \$10,000 in rehab. at the Meadowood Neighborhood Center, 5734 Raymond Rd., contingent on approval by the property owner and any relevant City agencies.

Cristine Reid of MSCR passed out pictures of the Meadowood Center, which show the front desk/entry area, the janitor's closet where they hold private meetings, and the front sidewalk where they also hold private meetings due to lack of space for such meetings at present in the center. Their plan is to build up the walls around the office area and move the front desk three feet toward the door.

Rummel moved to approve staff recommendations to approve \$10,000 for rehab. activities at 5734 Raymond Road, contingent on approval by the property owner and a determination by City Building Inspection or the City architect that the improvements are appropriate for the space; Markofski seconded. Unanimous approval.

PRESENTATION

2. [17608](#) Hope 6 Application

Mark Olinger handed out a program outline for HOPE VI involving the Truax Park, Wright-Anderson/Webb-Rethke area. Olinger then gave the Committee a little history as to how this region was chosen for a HOPE VI application.

CALL TO ORDER / ROLL CALL

Alder Bruer returned to the meeting.

- Present:** 8 -
Tim Bruer; Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski
- Absent:** 1 -
Ken W. Pritchard
- Excused:** 2 -
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- [17608](#) Hope 6 Application

Olinger gave an overview of HOPE VI, explaining that it is a highly competitive grant program targeted for redevelopment of distressed public housing. The maximum grant awarded is \$22 million, which must be leveraged and matched by other resources. Eligible activities include community and supportive services for residents; relocation of residents; demolition; rehabilitation, redesign, or reconfiguration; new construction of replacement housing; acquisition of rental replacement units; new community facilities; homeownership replacement units; and PHA management improvements and administration. HOPE VI is valuable for replacement of existing severely distressed public housing and to create a mixed-income community.

Olinger described some successful HOPE VI projects across the country and said there were several reasons the Truax Park/Wright Anderson/Webb Rethke area was chosen as the possible HOPE VI site, including the age of the buildings (1948, 1965), the increasing costs to maintain and increasing difficulty to keep current, the fact that the sites meet severe distress standards, the opportunity to spur community revitalization, great location with good transportation and amenities, close proximity to MATC, EMCC, public library, and the strength and experience of CDA and the selected development team.

Olinger said he was asking the Committee to think about possibly assisting the project with community development funds in the future to help the CDA obtain its necessary mix of leverage and match money. He said CDBG, HOME, weatherization, and NSP funds could all be used as match. He also said that a lot of recent projects in the area could count toward match requirements.

A motion was made to Discuss and Finalize. The motion passed by voice vote/other.

CALL TO ORDER / ROLL CALL

Alder Bruer left the meeting at 6:45 p.m.

Present: 7 -

Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Justin O. Markofski

Absent: 2 -

Ken W. Pritchard and Tim Bruer

Excused: 2 -

Arthur V. Robinson and Russ Whitesel

3. [17869](#)

Allied Update

Olinger said that Allied Phase I, Revival Ridge, came in ahead of schedule, under budget, and fully leased with a long waiting list. The residents include many families with small children. Phase I won an award from *Wisconsin Builder* magazine as one of the best projects in 2009. About 50% of the residents are not originally from the Allied neighborhood.

CALL TO ORDER / ROLL CALL

Markofski left the meeting at 7:00 p.m.

Present: 6 -

Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett and Daniel A. O'Callaghan

Absent: 3 -

Ken W. Pritchard; Tim Bruer and Justin O. Markofski

Excused: 2 -

Arthur V. Robinson and Russ Whitesel

17869

Allied Update

Phase II is getting underway. Twenty-five lots have been platted so far, and lots 1, 2, and 3 will be in the future. CDA has talked to some non-profits interested in a few of the lots of Phase II.

Rummel asked if CDA learned any lessons from "Sticky 8s," and Olinger said that residents who lived in an apartment with a Sticky Section 8 voucher can get a Section 8 voucher from the waiting list if they wish to move.

This Discussion Item was Discuss and Finalize

DISCUSSION ITEMS

6. 17866 2009-2010 Framework revision with regard to Reserve Fund application timeline and process.

Rood said the CDBG Office wanted to change the reserve fund application due date from the 15th of the month to the first Friday of the month and request that applications be submitted electronically instead of the agency providing 24 copies to improve efficiencies and customer service to both agencies and the CDBG Committee.

Bidar-Sielaff moved to accept staff request to change the due date in the Framework from the 15th of the month to the first Friday of the month and to request that applications be submitted electronically; Rummel seconded. Choudhury suggested a friendly amendment to include a statement in the Framework that CD staff are available to provide technical assistance to anyone who requests it for electronic application submittal. Bidar-Sielaff and Rummel accepted the friendly amendment. Unanimous approval.

7. 17867 CDBG Draft 2011-2012 Program Funding Framework Community and Neighborhood Development.

Clingan said that drafting the Framework is an ongoing process and that it continues to evolve. He asked for anything the Committee would like to add or change.

Bidar-Sielaff asked about raising the rental per-unit assistance limit from

\$54,000 to \$60,000. Clingan noted that if we raise the limit, we produce fewer units. He said there is not a compelling argument or magic formula as to what the limit should be.

Bidar-Sielaff asked if the Committee would be amenable to HUD's \$100,000 limit. O'Callaghan said that staff should study the situation and come up with an appropriate limit.

Clingan asked if the Committee would like to change the limit later because of the tight timeline involved in approving the Framework. He suggested that staff do some research into the limit but not change it for now and leave it at \$54,000.

O'Callaghan suggested asking Third Sector for their input on this and asking them to provide data that \$54,000 is too low.

Rummel said she would like to have the numbers by May for the vote on the Framework.

Clingan said staff will do analysis and ask the Third Sector for their input on the \$54,000 limit by the May meeting.

Bartlett said he would suggest the Committee put an emphasis in the Framework on keeping/retaining jobs rather than just creating new jobs in this economy.

Rummel asked what "special population" on page 2 of the Framework meant. Rood said that it is HUD language, and O'Callaghan suggested adding a footnote explaining the term.

Choudhury asked staff to carefully edit the document for typos, especially on page 2 under the fourth goal.

8. [17868](#)

CDBG April 2010 Staff Report

Garrison pointed out that that he had added a new line, "Estimated Additional (New) 2010 Funds" to the Reserve Fund History spreadsheet and noted that the May spreadsheet will reflect updated figures under the "new" funds line.

This Discussion Item was Discuss and Finalize

ADJOURNMENT

Bartlett moved adjournment at 7:50 p.m./Bidar-Sielaff seconded.

Respectfully Submitted,
Anne Kenny