



City of Madison

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

Thursday, December 3, 2015

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; Ricky Hunt; Colin A. Bowden; Greg L. Rosenberg and Daniel A. O'Callaghan
Excused: 2 - Ben M. Van Pelt and Keetra S. Burnette

CITY STAFF: Anne Kenny, Jim O'Keefe, Linette Rhodes, Sue Wallinger, Matt Wachter

CALL TO ORDER / ROLL CALL

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

APPROVAL OF MINUTES

Ald. Phair moved to approve minutes from November 16, 2015. Ald. Cheeks seconded. The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

DISCUSSION ITEMS

[38664](#)

CDBG Chair report

O'Callaghan said he would forego a report this month in the interest of time.

[40658](#)

Coordinated Entry System presentation by Community Action Coalition

Kristina Dux of Community Action Coalition (CAC), Rachel Kaiser of CAC, and Brehan Gevelinger of The Salvation Army (TSA) gave a presentation on coordinated intake. Dux explained that, in 2012, HUD mandated that CoCs develop either a centralized or a coordinated intake process to serve homeless persons or people at risk of homelessness. The CoC met and decided they

wanted a coordinated intake rather than a centralized intake process. CAC contracts with the City of Madison and subcontracts with TSA for the process. There is now one centralized phone number that people can call for help. People can also walk in for assistance. Those most in need, based on their VI-SPDAT score, get placed into housing first.

Bowden moved to take Item 49088 out of order. Ald. Cheeks seconded. The motion passed unanimously.

40988

Approval of two revisions to Rental Rehabilitation Loan Program requirements

O'Keefe said this is a discussion item only, not an action item. Rhodes said staff will be asking the Committee to make two changes to the rental rehab loan program requirements at the January 2016 meeting. Staff found two barriers that are causing people not to use the rental rehab program. The first is that landlords are currently required to get income information from their tenants to qualify for the programs. Seventy-five percent of the tenants have to be LMI. Asking tenants for their income is a barrier. The second barrier is that CDD maxes the number of units that can be assisted at eight. Staff has been discussing allowing a greater number of units to be assisted so that bigger properties can access the program. Staff decided to take this off the agenda as an action item to make sure their recommendations are the best they can be.

Satya Rhodes Conway from the Center on Wisconsin Strategy (COWS) at UW-Madison said that COWS is subcontracting with Elevate Energy of Chicago to run the City's Green Madison Program, which is the City's entry into Georgetown University's energy prize. She said she feels a sense of urgency in getting these changes made because of Georgetown's energy prize. More than 50 cities are competing for the \$5 million prize. The only thing cities are judged on is whether they can reduce electric and natural gas use in municipal and residential buildings, including multi-unit buildings. There is an advantage, then, to acting sooner rather than later on the changes to the rental rehab program.

40708

Mosaic Ridge Homeownership, Loan Repayment Terms - discussion only

O'Callaghan said that in 2013 the Committee authorized \$180,000 in Affordable Housing Trust Fund money to assist six homeowner units at Mosaic Ridge in the Allied Drive area for households at or below 50-60% AMI. Rhodes said that she wanted to gauge the Committee's support for the changes to the repayment terms. Instead of having CDA repay the funds at project completion, some of the financing would be left in the homes as a second mortgage.

Wachter said that households coming into their classes have generally been single mothers with lower incomes than CDA anticipated. The gap they're looking at is around \$30,000 to \$40,000 per home. If the new terms are not approved, then a couple of people CDA has been working with would not be able to buy homes at Mosaic Ridge.

Rosenberg said that the cost to build the homes seems high at \$150 per square foot. He would like to see a pro forma for the project. He also questioned long-term sustainability of households with low incomes. O'Callaghan said that it seems like a lot of the City's resources would be committed to only a few homes with \$120,000 in subsidy per home. CDD's limit per its Framework is

usually \$36,000 per unit.

[40987](#)

Authorizing the City's Community Development Division (CDD) to provide reimbursement in the amount of \$2,282 to Sarah Krause for an overpayment of a down payment assistance loan provided through Operation Fresh Start and funded by the CDD.

Rhodes explained that the appraisal came in much higher than the house actually sold for. In general, appraisals have been coming in higher than sales prices.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Rosenberg seconded. The motion passed unanimously.

[40719](#)

Accepting the report and recommendations of the Housing Strategy Committee - Senior Housing chapter.

Kristina Dux of Community Action Coalition (CAC), Rachel Kaiser of CAC, and Brehan Gevelinger of The Salvation Army (TSA) gave a presentation on coordinated intake. Dux explained that, in 2012, HUD mandated that CoCs develop either a centralized or a coordinated intake process to serve homeless persons or people at risk of homelessness. The CoC met and decided they wanted a coordinated intake rather than a centralized intake process. CAC contracts with the City of Madison and subcontracts with TSA for the process. There is now one centralized phone number that people can call for help. People can also walk in for assistance. Those most in need, based on their VI-SPDAT score, get placed into housing first.

A motion was made by Phair, seconded by Hunt, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Bowden left the meeting at 7:27 p.m.

Present: 6 - Maurice S. Cheeks; Samba Baldeh; Matthew J. Phair; Ricky Hunt; Greg L. Rosenberg and Daniel A. O'Callaghan

Excused: 3 - Ben M. Van Pelt; Colin A. Bowden and Keetra S. Burnette

[39987](#)

Appoint CDBG Committee member to the Conference Committee

O'Callaghan nominated Hunt to serve on the Conference Committee. Hunt agreed to serve and was appointed by unanimous consent.

O'Callaghan left the meeting at 7:30 p.m.

Present: 5 - Maurice S. Cheeks; Samba Baldeh; Matthew J. Phair; Ricky Hunt and Greg L. Rosenberg

Excused: 4 - Ben M. Van Pelt; Colin A. Bowden; Daniel A. O'Callaghan and Keetra S. Burnette

[40973](#)

CDBG December Staff Report

Reserve fund statement
Neighborhood center updates
Affordable Housing Funds updates

Annual Statement of Interest

Reserve Fund Statement

O'Keefe reviewed the reserve fund statement and said that about \$0.5 million will be returned in program income from the sale of Madison Development Corporation properties, which Housing Initiatives hopes to purchase.

Neighborhood Center Updates

O'Keefe said that members of the Bridge-Lake Point-Waunona neighborhood have pushed back against the new center proposed as part of Movin' Out's Madison On Broadway project, but Alder Carter of the area now endorses the project.

O'Keefe said that the City has begun to evaluate responses to the RFP to select an architectural and design consultant for the Griff's property.

O'Keefe said that Future Wisconsin has committed \$0.5 million to expand the Vera Court Neighborhood Center. The Council responded by adding \$40,000 to the budget to support expanded programming at the expanded facility.

Affordable Housing Funds Update

O'Keefe said the Common Council approved funding for the three projects the Committee recommended at its November meeting. These projects will now compete for Section 42 tax credits.

Annual Statement of Interest

O'Keefe reminded Committee members that they are required to submit statement of interest forms by January 5, 2016 to the City Clerk's Office.

38209

Report from committees with CDBG Committee representation

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

1. Gardens Committee

Rosenberg said the Committee had a discussion on the Hill Farms development and loss of the Sheboygan Community Garden. There was discussion of relocating the garden to a grassy median near Anchor Bank. There was also a very controversial discussion of Rennebohm Park.

2. Martin Luther King Jr. Humanitarian Award Committee

Before he left, Bowden passed out cards reminding people of the upcoming award nomination process.

ADJOURNMENT

Ald. Cheeks moved to adjourn at 7:45 p.m.; Ald. Phair seconded. The motion passed unanimously.

Anne Kenny, recorder