



City of Madison

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

Thursday, August 1, 2013

5:00 PM

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

CALL TO ORDER / ROLL CALL

- Present:** 5 -
Matthew J. Phair; Ben M. Van Pelt; Colin A. Bowden; Monya A. Choudhury
and Russ Whitesel
- Absent:** 3 -
Maurice S. Cheeks; Lauren Cnare and Daniel A. O'Callaghan
- Excused:** 2 -
Liz Dannenbaum and Justin O. Markofski

STAFF: Mary Charnitz, Nancy Dungan, Anne Kenny, Mike Miller, Jim O'Keefe,
Julie Spears, Sue Wallinger

Whitesel called the meeting to order at 5:07 p.m.

APPROVAL OF MINUTES

Choudhury moved to approve the July 11, 2013 minutes; Bowden seconded.
The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals

1. [31035](#) CDBG August Chair Report

Whitesel thanked members of the Conference Committee for their hard,
efficient work.

Whitesel reviewed the list of trending topics the Committee came up with a few

meetings ago. He said the topics were grouped together in a way that made sense sequentially and reviewed the outline of topics. Individual staff members or groups of staff members would be invited to CDBG meetings for five minute presentations followed by twenty-minute discussion of the items.

O'Callaghan arrived at 5:11 p.m.

Ald. Cnare arrived at 5:13 p.m.

Present: 7 -

Lauren Cnare; Matthew J. Phair; Ben M. Van Pelt; Colin A. Bowden;
Monya A. Choudhury; Daniel A. O'Callaghan and Russ Whitesel

Absent: 1 -

Maurice S. Cheeks

Excused: 2 -

Liz Dannenbaum and Justin O. Markofski

31035

CDBG August Chair Report

Choudhury said she appreciated reference to a grand scheme for addressing homelessness.

Bowden asked if transportation would be discussed under the Housing Needs and Trends topic because bus lines are a necessary component of housing issues. He would like someone from Transit to speak to the Committee.

O'Callaghan said the Committee should discuss the Affordable Housing Trust Fund. The Committee agreed that it should be discussed in December with other housing issues.

2. **30631**

2013 (12) Homeless Comparison Report

Wallinger said the comparison was done at the request of the Committee some time back and reviewed the memo she sent out regarding the comparison report. She attempted to find similar sized communities in the Midwest for the comparison. She described the differences between the various communities. She said that many people think of Madison and Ann Arbor, MI as similar communities, but Madison's homeless situation is vastly different from Ann Arbor's in that Madison has significantly more homeless persons. Ann Arbor has a little higher percentage of persons in the poverty level, and they get quite a bit more—\$1 million—in HUD money.

Rockford, IL has quite a significant homeless problem, even though they are quite a bit smaller than Madison with about 100,000 fewer citizens living in there than here.

Eugene, OR's data seemed unusual. Tiny houses have started to be a popular concept with the homeless, and Eugene has Opportunity Village as a model for the tiny houses.

Discussion Items:

Choudhury said that the numbers for unsheltered youth under the age of 18 always appear shockingly low, but for youth to be unsheltered, a series of public systems comes into play that prevent youth from being unsheltered “on paper.” More youth under 18 have unstable housing and do “couch surfing” than adults.

Last night (July 10) was the point-in-time count for July.

Whitesel asked if there were a way to differentiate between Dane County numbers and Madison numbers, and Wallinger said that with very few exceptions, the numbers are all from the greater Madison area.

Bowden asked where the 2011 below-poverty rate came from. Wallinger said it came from census data.

3. [30873](#) Amendment to Resolution #29110 authorizing the Mayor and City Clerk to execute agreements with specific non-profit agencies for ETH funds through the state Division of Housing reducing the amount of ESG funds by \$33,075 available from the state.

Wallinger said that sequestration affected ESG funds.

Ald. Cnare moved to return the resolution to lead with recommendation for approval. Ald. Phair seconded. The motion passed unanimously. The motion passed by voice vote/other.

4. [30901](#) Amending Enactment No RES-10-00931 concerning the allocation of CDBG funds for neighborhood revitalization projects which address objectives identified in the Northport-Warner Park-Sherman Neighborhood Plan.

Whitesel described the issue, saying that this was part of a project that was an earlier plan. The Transit money designated for new bus shelters can't be used effectively for those shelters. The money will instead be used for branding existing bus shelters.

Discussion Items:

Choudhury asked why there would be no shelters. Miller said Madison Metro indicated that there were right-of-way and easement issues as far as putting shelters in the right places. Madison Metro said it would be best to scale back the project.

O'Callaghan echoed Choudhury's disappointment at having no shelters. He said it seems like the City fell short of safety first for the neighborhood.

Dungan said that staff walked with Metro quite a few times over the proposed sites for the shelters, and the issue was not about money but rather there was not enough space to put a shelter or bench at the places residents had identified they should go. It would have been too dangerous. She said residents are very excited about the branding plan.

Miller said the neighborhood was involved and branding was a very high priority.

Whitesel asked if some of the stops could be put in the shopping center's parking lot.

Dungan said there was some mention of that, but found it not to be an option.

Choudhury moved to return the resolution to lead with the recommendation for approval. Ald. Phair seconded. The motion passed by voice vote/other.

5. [30902](#)

Authorizing the CD Division to make up a budget shortfall resulting from the federal government's sequestration cuts by utilizing eligible CDBG funds currently available in the Division's Housing Development Reserve Fund.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Choudhury seconded.

Ald. Cnare asked if there is a formula for sequestration cuts. O'Keefe said the cuts are not program specific, but rather, there's discretion within the agencies in terms of how they'll allocate required cuts, and so it may vary from year-to-year.

Choudhury gave kudos to CDD for its budgeting efforts.

The motion passed by voice vote/other.

6. [31033](#)

CDBG August 2013 Staff Report

Financials
2013 Neighborhood Centers & Community Gardens - Conference Committee updates
Meadowood
Theresa Terrace
Capital Budget update
Update on Council Action

Financials

There were no questions regarding the financials.

2013 Neighborhood Centers and Community Gardens – Conference Committee Updates

Charnitz said the packet handed out tonight shows the Conference Committee's funding recommendations.

Discussion Items:

The A-List that was approved involved the 3% cut and then the 5% cut. The B-List was a little different from staff recommendations with respect to Vera Court's Alianza program, which was moved up.

Centers were asked how they would quantify living wage compression and how many additional funds they would need to make it even, and they came

forward with a formula.

Staff made an effort to quantify the center directors' proposal. CDD has spent some time and effort on modeling centers' approach and came up with a big number in excess of \$225,000 with just the neighborhood centers, not including the other agencies funded by CDD. The non-neighborhood center number would be much larger.

Up until three years ago a COLA was given to some agencies.

The wage compression issue has an effect on morale but not on turnover. The Conference Committee asked CDD to prepare a letter regarding the consequences of wage compression to centers and other agencies and include options for funding living wage.

Prevailing wage requirements trump the City's living wage requirement.

The Conference Committee will hold its public hearing on August 14 at 5:00 p.m. at the Senior Center.

The Emerging Opportunities Fund has been passed with a recommendation that there be a Conference Committee to make recommendations for funding within that fund and that the Conference Committee be made up of members of the Community Services Committees and the CDBG Committee. The Conference Committee will review the proposals for those funds and make recommendations. Those recommendations need to be made to the Common Council by October 1, so the meeting would have to be the last week in September. Staff asked that current Conference Committee members remain on the Conference Committee for this process, at least on a one-time basis. Choudhury said she is available. Van Pelt said he could do it, as can Ald. Phair.

Meadowood, Theresa Terrace, and Capital Budget Updates

O'Keefe said that he'd like to review updates on Meadowood, Theresa Terrace, and the Capital Budget all together. The 2013 budget included \$1.7 million for unspecified projects for neighborhood centers. One of those projects is the Meadowood expansion and the new center at Theresa Terrace. There was a sense that there might be a third project, but the two neighborhood centers are expected to consume most of that budget, so there will not be a third center project.

Design work and preliminary cost estimates for the expansion at Meadowood are higher than anticipated. The Mayor has given his support for the center, which will require a larger allocation within this division for the center.

O'Keefe said the Common Council had adopted a "roller coaster" type funding strategy for new centers, allocating \$400,000 in 2014 and then \$1,400,000 in 2015 and \$400,000 again in 2016 and so on. His recommendation is that those allocations be flattened out and the City make a \$1 million annual commitment to neighborhood centers, funding either new centers or improvements to existing centers. The Mayor may make a stronger recommendation for 2014, but there will be in his proposal a continuation of significant commitment to centers in the capital budget in 2014 and beyond.

O'Keefe said the City is on the verge of selecting a design and architecture firm to determine what it will cost to renovate the duplex for the Theresa Terrace center. Based on some informal input from folks that have looked at the Theresa Terrace duplex, the City is going to ask the chosen architectural and design firm what it would cost to raze the current structure and build a new structure on the site because the City thinks it could spend a lot of money renovating the duplex and still not have a functional space.

Update on Council Action

Charnitz said that all the resolutions approved at the last meeting have gone to Board of Estimates and are now online to go to the Common Council for approval.

7. [31034](#) Report from committees with CDBG Committee representation

Gardens Committee (Markofski)

Markofski was not present to give an update. Dungan informed the Committee that there was no meeting of the Gardens Committee.

Martin Luther King, Jr. Humanitarian Award Committee

There was no update. Choudhury said the MLK Award Committee tends to meet during the fourth quarter. Bowden expressed interest in the MLK Award Committee.

Community Development Authority

There was no update

ADJOURNMENT

Ald. Cnare moved adjournment at 6:45 p.m., and Van Pelt seconded. The motion passed unanimously.

Anne Kenny, recorder