



# City of Madison Meeting Minutes - Final

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

## COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

---

Thursday, June 1, 2006

5:00 PM

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

---

### ROLL CALL

**Present:** Ald. Austin W. King, Ald. Cindy Thomas, Arthur V. Robinson, Sophia Angelina Estante, Steven C. Bartlett, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

**Excused:** Ald. Santiago Rosas and Kristina L. Dux

*Others present: Hickory Hurie, Mary Charnitz, Audrey Short*

### WELCOME - CHAIR'S REPORT

*Estante called the meeting to order at 5:00 PM.*

*News and announcements*

*Estante stressed to commissioners the importance of letting Ann Blackdeer know whether or not they will be present at the upcoming summer meetings. She asked that commissioners respond via email so that Blackdeer can determine whether there will be a quorum at each meeting.*

*Markofski passed around an affordable housing conference brochure for the upcoming July conference and encouraged the commission to advocate for attendance among housing groups.*

### STAFF REPORT - FOCUS ITEM

*Review of summer process, Commission rating criteria (2006/06-A)*

*Estante asked for feedback on the ratings sheet included in the packet.*

*Discussion highlights:*

- Questions on the ratings sheet are weighted differently based on previous commissions' responses to weighting the surveys; the current rating sheet is based on the commissioners' questions from the previous summer process.*
- Some of the questions were combined so that commissioners could judge the best projects, based on those having the biggest impact per funding dollar.*

*Hurie handed out a ratings weighting sheet to be filled out by everyone and returned before the end of the meeting with the purpose to rate and weight each question. Hurie also handed out a schedule of summer meetings and explained that the first three meetings are for agencies to present their proposals with each agency given five minutes to speak to the commission and ten minutes to answer questions from commissioners. At the fourth and fifth meetings, the commission will discuss proposals and make preliminary recommendations. At the end of the fifth meeting, the commission will generate a short "A" list and a long "B" list. A public hearing will be held at the sixth meeting, and the seventh meeting will combine the regular August meeting*

along with the announcement of final recommendations.

Hurie then handed out program descriptions modeled after investment descriptions. The descriptions include programs that have been funded more than once, except for ESG programs or one-time projects. To keep the descriptions to one page, the programs are not broken out by funding source, but Hurie said he would provide funding source information if requested.

Commissioners asked to have the summer proposal binders arranged in order of the presentation schedules rather than alphabetically by agency. For those agencies that turn in more than one application, their agency's description will be filed in the binders with their first proposal.

## REQUEST FOR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS OR FUNDING FOR NEW PROJECTS

A. *Housing Initiatives (2006/05-A), Dean Loumos, Executive Director, and Jim Caldwell*

Loumos explained that Housing Initiatives (HI) started in 1993 and has used well over a million dollars from the Community Development Office spread over 31 housing projects serving low-income individuals who suffer from debilitating mental illnesses and who were homeless before moving into HI's apartments. HI's current project fits well within the goal of ending homelessness in general and within the Dane County Homeless Consortium's strategies to end chronic homelessness in particular. The chronically homeless continue to use more services and funds over the years. HI is asking for funding for six permanently affordable units for chronically homeless, mentally ill individuals.

*Discussion highlights:*

- Over 200 chronically mentally ill individuals are currently on the waiting list for affordable housing, and HI has stopped taking names for the waiting list so as not to give people a false sense of hope.
- The cost of housing is enormous, but HI is chipping away at the deficiency in the numbers of units available.
- HI's goal is to have a total of 50 units within the next ten years.
- All residents in HI buildings are connected with professional, clinical case management. HI does not do any clinical counseling.
- HI also does very intensive property management. They constantly have personnel checking on tenants and properties to make sure everything is okay and will evict tenants for bad behavior that is not clinically related to their condition.
- HI has not found a site for this project, but they are looking at several options. They are getting the financing in order first before selecting a site to avoid losing the property options.
- The acquisition cost anticipated is in the ballpark of \$80,000-\$100,000 per unit.

Silverman moved to approve staff recommendations to fund the project up to \$300,000 in HOME funds as a long-term deferred loan under the terms of the 2005-06 Framework. Thomas seconded.

04047

Approving the provision of \$300,000 in Federal HOME Match funds to assist Housing Initiatives acquire housing and authorizing the Mayor and City Clerk to sign an agreement to implement the project.

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

**Excused:** Rosas and Dux

**Aye:** King, Thomas, Robinson, Estante, Bartlett, Silverman, Markofski and Sanders

*B. Common Wealth Development (CWD): Yahara Homes (2006/06-B) Marianne Morton, Executive Director, Paul Jasenski,*

*Morton explained the \$499,000 funding request to purchase a site at Dickinson Street and Thornton Avenue near Yahara Place. The site is currently owned by the State of Wisconsin, which is planning to sell it this year. The goal of the project is to create 80-100 homes as part of a mixed-use, mixed-income project, with a combination of one-, two-, and three-bedroom homes in the residential portion. The site overlooks the Yahara River and is close to schools.*

*Common Wealth is proposing 11 units at or below 70% AMI, with one unit at or below 60% AMI. The remaining units would be at or below 80% AMI and at market rate. Two of the 11 units would be barrier-free, and the others would be accessible and energy efficient, built using green building practices. Additionally, all units would use a shared equity and appreciation model with Common Wealth retaining the option to repurchase at sale (right of first refusal). The neighborhood strongly supports additional affordable housing, especially for families, because many families have been priced out of downtown homes.*

*Discussion highlights:*

- Jasenski handed out on an aerial map of the site and explained some of the site's history.*
- The commercial portion of the building will face away from river, while the residential portion will face toward the river.*
- The site is one full block or five acres (264' wide by 800'deep).*
- CWD is committed to using the existing building if it is feasible to do so on the site.*
- So far, CWD's offer is not the primary offer with the realtor. Another offer is higher than CWD's.*
- Morton said that CWD would work through zoning issues with the City, especially issues with getting the building rezoned to residential.*
- Jasenski stated that they do not anticipate huge environmental issues because it is a clean site.*
- The money loaned for this project would return to CD at the sale of the building and then be reissued as a revolving loan to CWD.*
- Hurie said that because of the buy-back provision, this project would fall into a different category for IZ, but it is not exempt from IZ.*

*Bartlett moved to approve the staff recommendations for a CHDO loan of \$74,940 for pre-development costs and a long-term deferred loan of CDBG or HOME match funds of \$424,660 for the acquisition of the site contingent on the funds being fully expended within six months of Council approval. Silverman seconded.*

04046

Authorizing the provision of CDBG/HOME funds to assist Common Wealth Development, Inc. develop a Yahara Homes housing project in ways that address City Community and Neighborhood Development Objectives.

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 the following vote:

**Excused:** Rosas and Dux

**Aye:** King, Thomas, Robinson, Estante, Bartlett, Silverman, Markofski and Sanders

## APPROVAL OF MINUTES

*The minutes from the May 4, 2006, meeting were reviewed.*

A motion was made by Markofski, seconded by Ald. Thomas, to Approve the Minutes. The motion passed by the following vote:

**Excused:** Rosas and Dux

**Aye:** King, Thomas, Robinson, Estante, Bartlett, Silverman, Markofski and Sanders

## OTHER BUSINESS FOR ACTION

A. *Issues and/or referrals to or from the Common Council*

*King stated that the entire Council meeting on July 11 would be dedicated to IZ. The public will be able to speak.*

B. *Reports from Committees with CDBG Commission Representation*

1. *Housing Committee (King)*

*The committee does not meet until next Wednesday.*

2. *Gardens Committee (Estante)*

*Estante stated the committee is looking at putting in a community garden on Northport by the Health and Human Services building and terracing the hill. They are also working to see if gardeners can sell their products and on starting farm incubators.*

3. *Martin Luther King Humanitarian Award Committee (Estante)*

*There was nothing to report.*

4. *Other Commission Representation*

*There was nothing to report.*

*Robinson asked for clarification about requiring time limits for use of funds on projects like Common Wealth's and Housing Initiatives'. Hurie stated that the usual practice is to give agencies one year from Council approval to use the funds unless there are special issues.*

*King left the meeting at 6:30 PM.*

**Present:** Ald. Cindy Thomas, Arthur V. Robinson, Sophia Angelina Estante, Steven C. Bartlett, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

**Excused:** Ald. Austin W. King, Ald. Santiago Rosas and Kristina L. Dux

## STAFF REPORT

*June Staff Report (2006/06-A)*

*Status of current projects, review of report schedule for neighborhood centers*

*Hurie stated that when the CD Office started putting together neighborhood center reports a few years ago, the Commission requested the reports on a quarterly basis to keep up with challenged centers. Now that centers have stabilized and have more routine management and focus, Hurie asked commissioners if they would be willing to receive the reports annually or on a spot basis rather than quarterly. Thomas stated she has not been reading the reports lately because centers have improved so much. She was more interested in the quarterly reports before when some centers were having more operating problems.*

*Thomas moved to ask for center reports on an annual rather than a quarterly basis. Robinson seconded. Bartlett asked what would be the best time for staff to provide the reports to the Commission. Hurie said it would be easiest to report in the spring as part of the annual CAPER, report. The motion, with a friendly amendment to accept the center reports as they appear in the annual CAPER, passed unanimously, except for King who had already left.*

*Charnitz provided an update on Prairie Crossing's Section 8 RFP's. She said the CDA received 78 proposals, which they will review at their next meeting on June 8. The CDA will decide which proposals to award the Sticky 8's. Markofski asked how many RFP's will receive Sticky 8's. Charnitz answered 40.*

*Reorganization/Mayoral DPD Issues*

*Estante inquired about issues regarding reorganization of the Department of Planning and Development. Hurie explained that the Mayor's staff is looking at ways to streamline and improve coordination of services as part of the Planning Department reorganization. At some point the Commission might be asked for comments and feedback. Four staff teams are assisting with reorganization efforts, including Constans, who is on the economic development team, and Charnitz, who is on the neighborhood team.*

## ADJOURNMENT

*Robinson moved to adjourn the meeting. Thomas seconded. The motion passed unanimously (except for King who had left early), and the meeting adjourned at 6:55 PM.*

*Respectfully submitted,  
Anne Kenny*