



# City of Madison

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

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Thursday, March 20, 2014

5:00 PM

119 E Olin Ave.  
Water Utility Building

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### CALL TO ORDER / ROLL CALL

- Present:** 5 -  
Lauren Cnare; Matthew J. Phair; Ben M. Van Pelt; Justin O. Markofski and Russ Whitesel
- Excused:** 4 -  
Maurice S. Cheeks; Colin A. Bowden; Monya A. Choudhury and Daniel A. O'Callaghan

**STAFF:** Mary Charnitz, Nancy Dungan, Anne Kenny, Susan Morrison, Julie Spears

### CALL TO ORDER / ROLL CALL

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

### PUBLIC COMMENT

There was no public comment.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

### PUBLIC HEARING

1. [33401](#) Public Hearing: The Committee welcomes public comment on the Draft 2015 - 2016 Community Development Program Goals and Objectives (Framework)

The Committee requests that verbal presentations be limited to 3 minutes but welcomes additional written comments sent to the Community Development Division or [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com).

**Ald. Anita Weier** said she liked the goal of preserving and improving the supply of affordable housing. There's a lot of housing in her district (District 18) that is

not in very good condition. She also likes the goal of expanding employment opportunities and strategies. She said the Brentwood/Northport corridor should be an area of priority.

Eric Bialk said he has a community garden plot and has been there about seven years. He said that community gardens serve very well to bring together communities. He interacts with a lot of Hmong and Latin American gardeners. They exchange information and interact in ways that without the community garden as a focal point and a source of passion they might not do. He stressed the importance of community gardens and how they bring together and strengthen neighborhoods and sustain families.

Jean MacCubbin said she is a member of Movin' Out, Inc.'s (MOI) Board of Directors. MOI Executive Director Howard Mandeville, who is out of town, asked her to speak about the two-year goals and objectives, specifically Objective 1.2. MOI provides homeownership counseling and homebuyer assistance and has become a housing developer in the past two years. They assist clients with disabilities to achieve homeownership. She said that the proposed reduction in the amount of the homebuyer assistance awards with regard to housing counseling will negatively impact their clients. The assistance amount has been up to \$6,000 in the past but would now be capped at \$3,600 per household if the proposed changes take effect. MOI does a very unique type of housing counseling. Their clients are generally very low income, and MOI assists them with getting downpayment assistance and bank loans. Their clients are very stable in homeownership. She asked the Committee to reconsider the amount of resources available for housing counseling.

Deborah Ellis-Brock, Regional Project Director at the Wisconsin Women's Business Initiative Corporation (WWBIC), said she supports Objectives 2.1 and 2.2. WWBIC works directly with low- to moderate-income women and minority groups. They are expanding to do targeted outreach to the Northside for business development and education. They're also working with targeted groups to create an action plan for formally incarcerated individuals who want to look at entrepreneurship as an option. She supports and encourages the priorities and strategies that are laid out. Under Objective 2.1, the condition for 70% of the jobs to pay at least the City's living wage is new, as is providing training and advancement opportunities. She asked the Committee to keep in mind that a lot of these businesses are startups from low- to moderate-income individuals. Many times, it is just the individual who is working at the new business with maybe a second individual, so the condition may be problematic for these businesses to implement.

Melissa Gavin said she is a community garden leader and wanted to convey her appreciation for past support of gardens. She said the value of community gardens needs to be communicated better and the public needs to be educated more fully on community gardens. Gardens develop leaders, make neighborhoods safer, and they deepen relationships and community. They help families raise food and reduce costs of food. She said her family cans the tomatoes they grow every summer and uses them throughout the year.

Brenda Konkel said that she is frustrated that the document reads the same as it did 20 years ago. However, it's a different world now than 20 years ago, particularly with respect to affordable housing and the issues the community is

seeing around homelessness and vacancy rates. Her job at the Tenant Resource Center has changed dramatically over the last 20 years where they are now dealing with more low-income people with more complex problems than ever before. She said the document doesn't recognize any of these issues. Madison has a two percent vacancy rate when the national average is 8%. The community needs 18,000 affordable rental housing units, and she said the document doesn't represent that. She made some recommendations in her written comments, which she handed out to the Committee, to better address the needs as she sees them. She said the CDD needs to look at and target the populations that most need affordable housing.

Markofski said that increasing the supply of rental housing units was named as a strategy in the Framework, as well as incentivizing with additional money for construction of new affordable rental housing. He said he sees that as responsive to the statistics she presented and asked if she would like to a greater percentage of funds available allocated to low-income housing. Konkel said that it's not as necessary to emphasize homeownership as rental housing in the community, especially with 18,000 affordable units needed. She said affordable rental housing needs to be the priority. Fifty percent of the people who live in Madison are renters and many can't afford the housing out there. The lack of affordable rental units is backing up the homeless system, and people are turned away from the emergency shelters as a result.

Whitesel asked whether the creation of higher end housing units was freeing up the more affordable units. Konkel said no, there's been no trickle-down effect.

Markofski noted that tonight's CDBG packet contained a couple of written comments from Kristina Dux of Community Action Coalition (CAC), Greta Hansen of CAC, and Jan Reek of Project Home.

Other registrator - Mary McCarty - Wisconsin Youth Company but did not speak.

2. [33445](#)

The Committee may choose to discuss the Draft 2015 - 2016 Community Development Program Goals and Objectives at this meeting as time allows.

Markofski asked Committee members whether they preferred to have discussion tonight or wait until the April meeting.

Van Pelt said he would be hesitant to comment without more members present and would prefer to wait until April. Ald. Phair agreed as far as having a more robust conversation.

Markofski asked members if they had any questions for staff for April's meeting.

Ald. Cnare asked about the amount of money available toward service delivery costs for down payment assistance and why it's proposed to be capped at 10% in this Framework. Morrison said that she didn't have a lot of information right now but that her basic understanding from staff is that there was a concern that the amount being charged by Movin' Out, Inc. down payment assistance program is higher than what is reasonable.

Ald. Cnare asked if staff had any data on what various agencies typically spent on service delivery and whether they could have a report on those numbers by the April meeting. Charnitz said that the 10% was suggested in this document because the HOME allocation for administrative cost is capped at 10%. Ald. Cnare said that if one agency was clearly an outlier, then she didn't need a report on other agencies' service delivery costs.

Ald. Cnare asked about the condition that 70% of jobs created pay a living wage. She asked whether the 70% referred to each grantee or all jobs across the board. Charnitz said that micro-enterprises, which would include small cottage industries, do not have that condition on them. It's just for Objective 2.1: Job Creation and Community Business Development.

Markofski said he would like to discuss further at the April meeting Konkel's comments regarding the degree to which this Framework is responsive to current conditions around the balance of rental housing to homeownership.

#### ADJOURNMENT

Whitesel moved adjournment at 5:40 p.m. Van Pelt seconded. The motion passed unanimously.

Anne Kenny, recorder