



City of Madison

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

Tuesday, July 12, 2016

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 8 - Samba Baldeh; Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt; Greg L. Rosenberg; Daniel A. O'Callaghan; Keetra S. Burnette and Jennifer H. Campbell

Absent: 1 - Colin A. Bowden

Excused: 1 - Maurice S. Cheeks

CITY STAFF: Anne Kenny, Susan Morrison, Jim O'Keefe, Linette Rhodes, Julie Spears, Matt Wachter

CALL TO ORDER / ROLL CALL

O'Callaghan called the meeting to order at 5:13 p.m.

APPROVAL OF MINUTES

Van Pelt moved to approve minutes from May 5, 2016. Rosenberg seconded. The motion passed unanimously. (Campbell didn't vote.)

PUBLIC COMMENT

There was no public comment.

O'Keefe announced that Rhodes is being recognized by the Statewide Fair Housing Network for her work on fair housing.

DISCLOSURES AND RECUSALS

Burnette disclosed that she works for United Way, which will partner with the City on operations at the Day Resource Center. The center is being discussed in Item 43296. O'Keefe and O'Callaghan said that since this does not involve a personal financial interest, then a conflict of interest doesn't exist.

Alder Cheeks arrived at 5:16.

Present: 9 - Maurice S. Cheeks; Samba Baldeh; Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt; Greg L. Rosenberg; Daniel A. O'Callaghan; Keetra S. Burnette and Jennifer H. Campbell

Absent: 1 - Colin A. Bowden

BUSINESS ITEMS

[43146](#)

CDBG Chair Report

O'Callaghan welcomed Jennifer Campbell to the Committee. Campbell introduced herself and said she works at WEDC as senior staff counsel. Previously, she worked at WHEDA as a policy analyst. She has a lot of interest in affordable housing.

O'Callaghan said he was involved on the committee that selected a provider for more permanent supportive housing and is excited by the recommendation before the Committee tonight.

[43318](#)

Accepting the report and recommendations of the Housing Strategy Committee - Market Rate Ownership Report.

Wachter gave a presentation on the Housing Strategy Committee Market Rate Ownership Report.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Ald. Cheeks seconded. The motion passed with Ald. Baldeh, Ald. Cheeks, Hunt, Ald. Phair, Rosenberg, and Van Pelt voting aye. Burnette abstained. Campbell didn't vote.

Absent: 1 - Colin A. Bowden

Ayes: 6 - Maurice S. Cheeks; Samba Baldeh; Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt and Greg L. Rosenberg

Abstentions: 2 - Daniel A. O'Callaghan and Keetra S. Burnette

Non Voting: 1 - Jennifer H. Campbell

[43296](#)

SUBSTITUTE - Declaring the City of Madison's Intent to Identify Operations Funding for a Permanent Comprehensive Day Resource Center.

Campbell made a motion to delete the fourteenth paragraph of the Body entirely so that the clause "Be it further resolved that the City of Madison recognizes the essential service of case management provided to homeless persons at the Central Library and will plan to maintain funding for this service after the permanent Day Resource Center is operational" is stricken from the Body and return the resolution to lead with the recommendation to approve as substituted. Ald. Phair seconded.

O'Keefe gave an overview to the resolution, which pertains to efforts over the last three or four years to develop a day resource center to serve homeless persons. There has been a lot of discussion on what services should be provided at the center. The primary funders discovered that anticipated services are likely to cost more than funding commitments put forth by the funders. This resolution attempts to send a signal that the City of Madison would provide up to \$137,000 in funding to support the annual operation of the center. The resolution describes where the dollars will come from. This proposal reallocates money the City has designated for storage to operations at the day center. While provision of overnight storage at the new center will be consider in the future, the County does not currently anticipate providing it.

Case management services will continue to be provided at the library.

Campbell made a motion to delete the fourteenth paragraph of the Body entirely so that the clause “Be it further resolved that the City of Madison recognizes the essential service of case management provided to homeless persons at the Central Library and will plan to maintain funding for this service after the permanent Day Resource Center is operational” is stricken from the Body and return the resolution to lead with the recommendation to approve as substituted. Ald. Phair seconded. The motion passed unanimously.

Van Pelt left at 6:35 p.m.

Present: 8 - Maurice S. Cheeks; Samba Baldeh; Matthew J. Phair; Ricky Hunt; Greg L. Rosenberg; Daniel A. O’Callaghan; Keetra S. Burnette and Jennifer H. Campbell

Absent: 1 - Colin A. Bowden

Excused: 1 - Ben M. Van Pelt

[43550](#)

SUBSTITUTE - Recommending the selection of Heartland Housing and Heartland Health Outreach for the provision of services relating to the development, property management, and supportive services for housing for homeless adults.

O’Callaghan introduced the second substitute resolution from the floor and gave background on the resolution. The City put out an RFQ for developers interested in providing a third phase of permanent supportive housing and selected Heartland Housing and Heartland Health Outreach for provision of services relating to the development, property management, and supportive services for housing for homeless adults. O’Keefe said the second substitute resolution was necessary because it specifies the chosen development and service providers and makes a couple of other additions, including requiring Heartland to undertake a robust neighborhood engagement process, to adhere to the Dane County CoC Written Standards, to provide information to CDD and CDA that will be needed to determine what financial and/or rental subsidies will be required.

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

[43147](#)

CDBG July Staff Report

1. Reserve fund statement
2. Neighborhood Center Updates
3. Concentration Neighborhood Plans
4. Affordable Housing Fund 2017
5. 2017 Funding Process Status

1. Reserve Fund Statement

Morrison said that the Housing Development Reserve Funds have rather large balances, which are available for use in rental and homebuyer projects in 2017.

2. Neighborhood Center Updates

O’Keefe said that the Council has selected both an operator and a architectural design consultant for the Park Edge/Park Ridge Center. The two organizations

met and laid the groundwork for a process to be followed for employment services. The Urban League, which is the operator, is eager to begin working with neighborhood residents before the anticipated opening date of the center in late 2017 or early 2018. CDD will work with the Urban League to facilitate operation in 2016.

O'Keefe said that the new Bridge-Lake Point-Waunona Center will be part of a rental housing development project that draws on TIF resources for support. There will be considerable opportunities for neighborhood residents to participate in decisions on the center.

3. Concentration Neighborhood Plans

Morrison said the Emerson-Eken Plan concluded with money set aside for projects and improvements in the neighborhood. The highest priority project was to turn a school playground into a public park, but that project wasn't viable after discussions with MMSD and the Parks Department. Two other projects include a park improvement project and micro-enterprise development near the new public market on First Street.

Morrison gave an overview of the Darbo-Worthington-Starkweather Plan, which is currently underway. She passed out a map and schedule for the plan. The goal is to get the plan done by the end of 2016. She said that Planning staff will present the information they have so far on the plan at a future meeting.

4. Affordable Housing Fund 2017

O'Keefe said that on Friday, CDD released its RFP for 2017 AHF projects. These projects will apply also for WHEDA tax credits. Spears distributed a map of targeted areas for projects. She also went over the timeline for the projects. This year, CDD opened the RFP to acquisition/rehab projects, not just new construction projects.

5. 2017 Funding Process Status

O'Keefe said that CDD would normally be doing a summer funding process, but the Funding Process Study has disrupted the schedule probably forever. Later this year, CDD will be looking to entertain RFPs around some segment of the homeless services area. Also, CDD will need to use new Federal funds and program income funds on housing development and possibly release an RFP for those projects in the first part of next year.

[43148](#)

Report from committees with CDBG Committee representation

1. Martin Luther King Jr. Humanitarian Award Committee (C Bowden)
2. Conference Committee (M Phair, R Hunt, & B Van Pelt)

1. Gardens Committee (Rosenberg)

Rosenberg said that the Community Gardens Committee is still preparing to go out of business. The gardens network is doing great things, and there are many areas of overlap between the different committees. The remaining duties of the Gardens Committee are likely to be absorbed by the Food Policy Council.

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

There was no report.

3. Conference Committee (Ald. Phair, Hunt, Van Pelt)

There was no report.

ADJOURNMENT

Ald. Cheeks motioned to adjourn at 7:55 p.m. Rosenberg seconded. The motion passed unanimously.

Anne Kenny, recorder