



City of Madison

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

Thursday, February 4, 2016

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

CITY STAFF: Anne Kenny, Susan Morrison, Jim O'Keefe, Laura Wichert

CALL TO ORDER / ROLL CALL

O'Callaghan called the meeting to order at 5:11 p.m.

APPROVAL OF MINUTES

Van Pelt moved to approve minutes from January 7, 2015. Ald. Phair seconded. The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

O'Callaghan disclosed that he has done pro-bono representation in the past for the Design Coalition on issues unrelated to co-housing. The representation has ended, and he doesn't believe it presents a conflict of interest.

DISCUSSION ITEMS

1. [41586](#) CDBG Chair Report

O'Callaghan thanked staff for all their hard work in getting an RFP out for new affordable housing projects in the city, synched with WHEDA's affordable tax credit schedule.
2. [41587](#) PUBLIC Hearing: The City of Madison Community Development Division and CDBG Committee invite you to provide feedback on the draft CDBG office 2016 Action Plan. The draft Action Plan sets specific goals for the upcoming year.

Morrison explained the HUD requirement for submission of an annual Action

Plan for 2016.

There were no registrants for the public hearing.

O'Callaghan welcomed Laura Wichert, the newly appointed Zero: 2016 Coordinator for the CDBG Office. Wichert explained that Zero: 2016 is the national initiative to end veteran and chronic homelessness as quickly and efficiently as possible. She gave an overview of the program.

3. [41588](#)

Design Coalition - presentation of final co-housing feasibility report

Morrison gave a brief introduction of the Design Coalition's a study of co-housing in the Union Corners area.

Sue Thering of Design Coalition Institute, Lou Host-Jablonski of Design Coalition, Inc. Architects, and Union Corners Co-Housing board members Carol Weidel and Terri Martinelli gave a presentation on the final co-housing feasibility report. Thering said that co-housing is a development process where the people who are going to live in the project get together and figure out what to build. Each owns his/her own unit, kind of like a condominium, but the entire development features a common area for the residents. Host-Jablonski said that predevelopment commitment and dollars are required for success. Weidel said there are currently 20 active members that participate in the decision-making process. Two hundred and thirty people have indicated interest in the project. Martinelli said that they have a board of directors of six people, which has formed an LLC. They anticipate 75 to 80 households in total and about \$10,000 per household in predevelopment costs. Thering said that the development process presents a log jam because the group has to come up with funds before a developer will commit to the project. Thering said that co-housing is not feasible for LMI households in the absence of assistance and that finding an angel investor is key.

4. [41574](#)

SUBSTITUTE: Authorizing (a vendor to be identified by February 4, 2016) Heartland Health Outreach, Inc. to provide the services of a Street Outreach Team that will identify, engage and connect chronically homeless persons with local support resources, including permanent housing and individualized treatment plans geared toward achieving housing stability.

O'Keefe said that CDD requested and the Common Council approved \$100,000 for a street outreach team. He gave an overview of the RFP, which generated three proposals. Staff recommends Heartland Health Outreach, Inc. as the service provider.

Connor Wild of Bethel Lutheran Support Services/Stepping Stones gave an overview of his organization's proposal and challenged the recommendation of Heartland Health as the provider of services. He requested the Committee consider Stepping Stones as the provider instead because they have already built relationships with the homeless in the community and because they know the subculture of the homeless in Madison.

O'Keefe explained that Stepping Stones didn't score as highly as Heartland Health Outreach in the staff review due to the uncertainty of the future of Stepping Stones and to the fact that Stepping Stones doesn't have a licensed clinical social worker on staff.

Ald. Baldeh said that he was concerned with the RFP process especially as it relates to start up or grassroots organizations. He said he generally likes to give opportunity these organizations and said he hoped there will be an opportunity for them to work with Heartland.

Ald. Phair made a motion for a substitute resolution to name Heartland Health Outreach, Inc. as the contractor for the project. Van Pelt seconded. The motion passed unanimously.

5. [41590](#) Appointment / Re-appointment of CDD Conference Committee

Ald. Phair, Van Pelt, and Hunt each said they were willing to continue serving on the Conference Committee.

Bowden moved to recommend to the Mayor the reappointment of Ald. Phair, Van Pelt, and Hunt as members of the Conference Committee. Ald. Cheeks seconded. The motion passed unanimously.

6. [41589](#) CDBG February Staff Report

Reserve fund statements
Zero: 2016 staffing
Day Resource Center
AHF proposals to WHEDA
EOP
Neighborhood Centers
Wanda Fullmore Summer Internship Program

Reserve Fund Statement

Morrison went over the reserve fund statements and said that not a lot has changed since the last report. There were some loan repayments, and the total amount now available in the fund is \$1.6 million.

Zero: 2016 Staffing

Morrison said that the Committee has met Laura Wichert who will serve as Zero: 2016 Coordinator.

Day Resource Center

O'Keefe said that County has been attempting for three years to open a daytime resource center for homeless. He explained why the process isn't moving ahead as quickly as planned due to roadblocks related to finding an operator for the facility. The County received a single response to an RFP for providers, which they declined, in part, because the agency's budget was 25% to 30% over what the County had anticipated to be available to support it. The scope of services at the facility is also in question. There is also opposition to the site. The Tenney-Lapham Neighborhood Association is engaged in discussions with the County regarding the site.

AHF Proposals to WHEDA

O'Keefe said that WHEDA's deadline for tax credit applications was Friday,

January 29. WHEDA received 39 applications. Between one third and one half of proposals will be awarded. A total of five proposals are from the Madison area, and three of those were collaborations between local developers and the City using Affordable Housing Funds in 2016.

EOP

O'Keefe said that the City will publish an RFP by February 15. The RFP will be due a month later, with staff recommendations to the Conference Committee on April 11. The final Common Council approval of recommendations will be on May 17.

Neighborhood Centers

O'Keefe said the Bridge-Lake Point-Waunona (BLW) Center project is embedded in the affordable housing project on Broadway, which is the subject of an appeal of a Plan Commission decision to rezone the property.

O'Keefe said that the City is in the process of selecting an architectural consultant for the Park Edge/Park Ridge facility. Engineering has the lead on the architectural consultant RFP. An operator for the facility will be selected by the Conference Committee.

Wanda Fullmore Summer Internship Program

O'Keefe said that a resolution has been presented to Council that would authorize a contract with Common Wealth Development (CWD) to provide administrative services around the Wanda Fullmore Summer Internship Program. This will be the third year in which the City provides employment opportunities to disadvantaged youth. CWD will play a key role in recruiting participants.

7. [38209](#)

Report from committees with CDBG Committee representation

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

1. Gardens Committee

There was no report.

2. Martin Luther King Jr. Humanitarian Award Committee

Bowden said that Z! Haukeness won the 2016 Martin Luther King, Jr. Humanitarian Award. There were some issues with quorum at meetings of the Committee, so members might be changed around. They're also looking at possible structural changes as well.

ADJOURNMENT

Ald. Cheeks moved to adjourn at 7:40 p.m.; Bowden seconded. The motion passed unanimously.

Anne Kenny, recorder