



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

---

Thursday, December 7, 2023

5:30 PM

Virtual Meeting

---

### CALL TO ORDER / ROLL CALL

Staff present: Linette Rhodes, Jim O'Keefe, Matt Frater, Julie Spears, Ben Doing

Campbell called the meeting to order at 5:30pm with a quorum present.

**Present:** 7 - Dina Nina Martinez-Rutherford; Nikki Conklin; Kristen Slack; Angela K. Jones; Jennifer H. Campbell; Megan N. Miller and Matthew J. Phair  
**Excused:** 2 - Ousman Darboe and Tiffany D. Malone

### APPROVAL OF MINUTES

A motion was made by Alder Conklin and seconded by Phair to Approve the minutes of November 2, 2023.

Alder Martinez-Rutherford abstained.

Motion passed by voice vote.

### PUBLIC COMMENT

1. [81088](#) Public Comment

No general public comments

### DISCLOSURES AND RECUSALS

None

## NEW BUSINESS

2. [80861](#) Authorizing the allocation of up to \$4 million of City Affordable Housing Funds to the Community Development Authority of the City of Madison (CDA), or an affiliate LLC, to help finance Phase 1 redevelopment of the Triangle public housing site, including demolition of the existing 163-unit Brittingham Apartments and construction of an equivalent number of replacement dwelling units, and authorizing the Mayor and the City Clerk to enter into a Loan Agreement. (District 13)

**A motion was made by Miller and seconded by Alder Martinez-Rutherford to recommend Approval of Authorizing the allocation of up to \$4 million of City Affordable Housing Funds to the Community Development Authority of the City of Madison (CDA), or an affiliate LLC, to help finance Phase 1 redevelopment of the Triangle public housing site, including demolition of the existing 163-unit Brittingham Apartments and construction of an equivalent number of replacement dwelling units, and authorizing the Mayor and the City Clerk to enter into a Loan Agreement. (District 13). Motion passed unanimously.**

3. [81099](#) Discussion of Affordable Housing Targeted Map

**Attachments:** [Public Comment - Item 81099 CDBG Committee 12-7-2023.pdf](#)

**Linette Rhodes gave a brief review of the map as well as background information on the Affordable Housing Fund. Committee discussed.**

**Linette Rhodes provided additional updates on RFPs and their timelines.**

roll call

**Alder Martinez-Rutherford left the meeting at 5:52pm.**

**Present:** 6 - Nikki Conklin; Kristen Slack; Angela K. Jones; Jennifer H. Campbell; Megan N. Miller and Matthew J. Phair

**Excused:** 3 - Dina Nina Martinez-Rutherford; Ousman Darboe and Tiffany D. Malone

4. [81100](#) Discussion of Rental Rehab Program

**Attachments:** [Draft Rental Rehab Program Changes Summary.pdf](#)  
[V2 11.21.23\\_CDBG Committee Draft Rental Rehab Program Guidelines.pdf](#)

**Linette Rhodes sought the committee's feedback on this loan program, which is not drawing enough interest.**

**Rhodes provided current status and background information, including previous barriers, and that we are re-launching this program, which has been closed since 2020 due to the pandemic.**

**A couple focus groups had been held as well as a survey for feedback from property owners.**

**A summary of proposed changes to the rental rehab program shared with the committee. Timeline discussed.**

5. [81101](#) 2024 CDBG Committee Calendar

**Attachments:** [2024 Committee meetings calendar-Updated1DEC2023.pdf](#)

Rhodes showed the calendar and explained why some of the meetings are adjusted, and wanted to know if any members have conflicting committee meetings on those dates.

CDBG Committee will have two in-person committee meetings in 2024, which are public hearings; the workplan will be brought to the January CDBG Committee meeting to discuss which dates will be in person.

Updates regarding the Housing Strategy Committee and its subcommittees provided.

6. [75301](#) Completion of Statement of Interest reminder

The chair and Linette reminded committee members that they were emailed a link to complete their SOI, and that the deadline to complete is January 2nd.

7. [81089](#) Staff Report

Jim O'Keefe provided an update on the rental housing and homeownership Housing Strategy subcommittees.

O'Keefe provided funding updates from Common Council's final meeting of the year, and updates on the status and timeline of the proposed new men's shelter.

## ADJOURNMENT

A motion was made by Alder Conklin and seconded by Phair to Adjourn at 6:56pm.

Motion passed by voice vote.