



# City of Madison

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

## Meeting Minutes - Draft 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?*

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Thursday, March 6, 2025

5:30 PM

Virtual meeting

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### CALL TO ORDER / ROLL CALL

Staff Present: John Vogt, Matt Frater, Maria Davila-Martinez, Jim O'Keefe

Campbell called the meeting to order at 5:33pm with a quorum present

**Present:** 7 - Dina Nina Martinez-Rutherford; Nikki Conklin; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Matthew J. Phair

**Excused:** 1 - Megan N. Miller

### APPROVAL OF MINUTES

A motion was made by Alder Guequierre and seconded by Alder Martinez-Rutherford to approve the minutes of February 6, 2025. Motion passed by voice vote.

### PUBLIC COMMENT

1. [87412](#) Public Comment

No general public comments.

### DISCLOSURES AND RECUSALS

No disclosures or recusals.

### NEW BUSINESS

2. [87293](#) Adopting the City of Madison's required Five-Year (2025-2029) Consolidated Plan and the first-year (2025) Annual Action Plan (AAP) incorporated therein; approving submission of the Plan(s) to the U.S. Department of Housing and Urban Development (HUD); and accepting the associated Analysis of Impediments to Fair Housing Choice report (AI). (Citywide).

**Attachments:** [Draft 2 2025-2029 Con Plan Watermark.pdf](#)  
[2025 Analysis of Impediments CDBG Draft - 2025.03.06.pdf](#)

Maria Davila presented status of draft Consolidated Plan following closure of Public Comment period on February 28th and next steps in the process.

**Matt Frater provided background and context for the Analysis of Impediments to Fair Housing Choice and the current Federal rules pertaining to it.**

**A motion was made by Alder Martinez-Rutherford and seconded by Alder Guequierre to recommend to council to adopt Adopting the City of Madison's required Five-Year (2025-2029) Consolidated Plan and the first-year (2025) Annual Action Plan (AAP) incorporated therein; approving submission of the Plan(s) to the U.S. Department of Housing and Urban Development (HUD); and accepting the associated Analysis of Impediments to Fair Housing Choice report (AI). (Citywide).**

**Motion passed by voice vote.**

A motion was made by Alder Conklin and seconded by Jones to table item 3 and take item 4 first. Motion passed by voice vote.

3. [87409](#) Action: 2024 Consolidated Annual Performance & Evaluation Report (CAPER)

**Attachments:** [CAPER Draft CR-05.pdf](#)

**Discussion.**

**A motion was made by Jones and seconded by Phair to accept the 2024 Consolidated Annual Performance & Evaluation Report.**

**Motion passed by voice vote.**

**Committee members requested a final draft revision to be circulated to the CDBG Committee prior to submission to HUD.**

**Committee members also requested that future CAPER presentations be organized in the same meeting as the CAPER approval.**

4. [87410](#) Staff overview of 2024 Housing Developments and Programs (Affordable Housing & HOME)

**Attachments:** [2024 Housing Overview AHF and HOME.pdf](#)

**Item taken up out of order. Discussion.**

**Maria Davila and John Vogt provided an overview of the outcomes from 2024 activities funded using Affordable Housing Funds, City Levy, and HOME funds.**

**Presentation next month will cover outcomes from 2024 activities funded using CDBG and ESG funds.**

5. [87411](#) Staff Report

**Staff report provided by Jim O'Keefe.**

**O'Keefe provided an update on the Homeownership RFP and the forthcoming AHF-Tax Credit RFP.**

O'Keefe discussed challenges to affordable housing developers including accessing and receiving FHLBC AHP program funding and tax credit re-pricing. However, there are proposals in State legislation including the expansion of 4% tax credits and extending period of time from 1 to 3 years for which jurisdictions can draw from TIF districts anticipated to close for affordable housing that may benefit affordable housing.

#### ADJOURNMENT

A motion was made by Phair and seconded by Alder Martinez-Rutherford to Adjourn at 6:41pm. Motion passed by voice vote.