



City of Madison

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

Thursday, September 3, 2009

5:00 PM

1917 Lake Point Drive
Madison, WI

CALL TO ORDER / ROLL CALL

Present: 6 -

Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett and Russ Whitesel

Absent: 3 -

Tim Bruer; Arthur V. Robinson and Daniel A. O'Callaghan

Excused: 1 -

Justin O. Markofski

STAFF: Olinger (Dept. of Planning & Community & Economic Development - Dir.), Clingan (Community Development Division - Dir.), Dungan, Rood, Short, & Wallinger (CDBG Office) and Noel & Schesney (Office of Community Services)

OTHERS: Kenneth Hewitt (Madison Association of the Deaf, Inc.), John Dyerson (Madison Association of the Deaf, Inc.), Rosalie Migas (Domestic Abuse Intervention Services), Rita Giovannoni (Independent Living, Inc.), Ruth Rohlich (Wisconsin Women's Business Initiative Corporation), Tom Solyst (Bridge Lake Point Waunona and Vera Court Community Center), Ald. Chris Schmidt (11th A. D.), Gregg Shimanski (Community Development Authority - Chair), Dean Loumos (Housing Initiatives, Inc.).

CALL TO ORDER: Sanders called the meeting to order at 5:05 pm.

APPROVAL OF MINUTES

**Bidar-Sielaff moved / Choudhury seconded the Minutes of July 30, 2009.
Motion was passed unanimously.**

PUBLIC COMMENT

Public comments will be during the Public Notice portion.

CALL TO ORDER / ROLL CALL

Alder Bruer and Dan O'Callaghan arrived.

- Present:** 8 -
Tim Bruer; Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury;
Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Russ
Whitesel
- Absent:** 1 -
Arthur V. Robinson
- Excused:** 1 -
Justin O. Markofski

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

2. Madison Association of the Deaf, Inc.

Kenneth Hewitt represented Madison Association of the Deaf, Inc.

It was discussed that the Madison Association of the Deaf, Inc. has been in Madison since 1970. The club serves as a place where deaf people can congregate, socialize and have their meetings. Membership has been declining due to the condition of the building.

Hewitt said they would like \$32,000.

Choudhury noted that on the last numbered page of the budget, item 4A, the concrete floor needed repair to remove asbestos.

15708

Approve the authorization of a long-term deferred loan to Madison Association of the Deaf, Inc. (M.A.D.) for up to \$32,000 in CDBG funds to make accessibility, safety and energy efficiency improvements at their facility at 1109 Williamson St.

Bartlett moved / Rummel seconded to approve \$32,000, motion passed by voice vote.

The Committee thanked the staff of the Bridge-Lakepoint-Waunona Neighborhood Center (BLW) for hosting the meeting.

PUBLIC NOTICE

1. DRAFT 2010-2014 CONSOLIDATED PLAN AND DRAFT 2010 ACTION PLAN

15711

PUBLIC HEARING: The City of Madison Community Development Division and CDBG Committee invites you to provide feedback on the draft CDBG office 2010-2014 Consolidated and 2010 Action Plans. The Consolidated Plan is used to identify and set funding priorities for the community development program over the next five years. The Action Plan sets specific goals for the upcoming year.

Rosalie Migas, who is from the Domestic Abuse Intervention Service (DAIS), distributed a handout concerning the strategic plan comment; this

correlates families in shelters with regards to domestic violence.

Migas presented the following statistics:

- 36% of families go to shelter if violent acts are present or at the threat of violence
- 23% of single women go to shelter if violent acts are present or at the threat of violence

Migas noted that a 25-bed shelter is significant. Migas pointed out that the Dane County District Attorney has had 3,000 domestic violence complaints; Rock County has had 160,000 domestic violence complaints (1/2,584); Dane County 1/19,308. Migas said that in 2008/2009 emergency fund hotel vouchers were given to people for 1,273 nights in hotels and were out by mid-summer; safe shelter needs were up by 149% during the first and second quarters of 2009, which is more than in 2008. Migas noted that domestic violence is not listed in the statistical report and clients cannot get permanent housing; people either go to shelters or return to their abusers. Migas suggested that the City of Madison should address these domestic violence issues.

Choudhury suggested that DAIS begin their own strategic plan/capital plan to build a facility.

Migas said there have been such discussions of relocating and beginning a campaign.

Bruer noted that as a Briarpatch founder, he/they are committed to helping DAIS conditions and the quality of life of the clients. Bruer suggested DAIS start planning.

It was discussed that the CDBG staff is committed to working along with DAIS's plans to expand their facility, talk about net capital and other discussions. It was discussed that DAIS continue with their strategic plans and move forward and engage CDBG and others in future projects; DAIS has been doing well with the resources they have, but need to make improvement plans in 2010. The Realtor Association could be involved as well as others.

Migas thanked the Committee for their support.

Bruer said that DAIS is beyond outstanding.

Rita Giovannoni, from Independent Living, distributed a handout regarding the request for funds (\$92,950), which concerns repairs to rental units at 602 Segoe Road.

Giovannoni said that of the 92 units, 3 water heaters, exterior bricks and electric doors needed replacing.

Giovannoni spoke with staff and was told that \$56,578.48 was available at

the moment; after speaking with WHEDA, there was a \$36,371.80 shortfall. Giovannoni was not terribly optimistic and asked the Committee to fund the entire request if WHEDA denies the shortfall request.

Ruth Rohlich, from the Wisconsin Women's Business Initiative Corporation, said she was glad to participate in the 8/6 focus group for a strategic plan, in which job development/microenterprise were being addressed.

Rohlich would like more money going to microenterprise development and thanked the Committee for their support and looks forward to future work.

Tom Solyst, from BLW, discussed the 3-5 year strategic plan. Solyst would like to expand the development of microenterprise, Latino family resources, comp training, and safety construction. Solyst noted that some people want to start their own business, but BLW does not have the capacity to do so. Solyst thanked the Committee for addressing these needs and noted that there is a lot of interest and people are ready for the next step.

The Committee recognized Alan Sweet, Alderman Schmidt, Gregg Shimanski and Mark Olinger.

Clingan said that the 5-Year Plan is a HUD requirement, which gives direction for the next 5 years; the current draft is out for discussion and meetings will be set up for staff input. Clingan said that input is required by September 18 in order to modify the 5-Year Plan; on October 1 the Committee will approve the plan.

Clingan thanked people who worked on the 5-Year Plan; the public hearing in March as well as the September 3 public hearing with stakeholders, Third Sector, Economic Development staff, United Way etc. contributed to the plan.

Clingan said that the goals were the same 5 goals as the last plan. The difference is that for this plan is we are using the HUD format.

Other areas of interest are the following:

- Green, affordable/sustainable housing with green jobs
- Economic development with a city focus/sections of economically sized and employee training
- Coordinate with schools, Dane County, Third Sector and United Way first
- For-profit and non-profit discussions

Short noted that money is static, but Madison's bigger needs focuses on community centers.

It was discussed that addressing needs vs. funds will require input.

Choudhury pointed out that Committee members need to e-mail their comments to Rood by September 18.

Clingan stated that the item will come back to the Committee on October 1.

Bartlett noted that on page 46 & 47 the 'Commission' needs to be changed to 'Committee.'

The public hearing was completed.

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

3. CDA Update on Allied Phase 2

15813

CDA Committee members will give an Allied Drive progress to date and Phase II concepts.

Gregg Shimanski and Mark Olinger discussed the Allied Drive project. Gregg Shimanski, the Chair of the CDA, thanked the Committee for their time and support for Allied Drive.

Shimanski said that Phase I is finished with 49 units total, which was on budget, and hoped that by October it would be fully rented. Shimanski noted that outreach regarding construction was available to residents and recommended tours of quality units. Shimanski said that the Phase II would be a single family component (noted on the right half of the map) with public improvements. Shimanski pointed out that restructured town homes with 60 units of single family housing used design criteria, non-profit collaboration and accessibility issues in their planning stages; with the economy turning around, this project may come to fruition during the summer of 2010.

Shimanski noted that 6-8 real estate agents were enthusiastic with Phase II. It was discussed that 71 units were in the pre-construction phase in the Truax area with \$15,000,000 in tax credits. Work continued with Bruer regarding 70-120 senior housing units; many projects are in the works.

Choudhury wondered about the indecision concerning the garden plot numbers.

Shimanski said within the plan, garden plots and other development is important.

Choudhury asked about the kind of garden plots requested in that area.

Olinger said that a few of the residents would like the garden plots.

It was discussed that Phase II would change the plans, possibly losing 2 houses due to storm water detention issues; Phase II plans continue to focus on green space vs. street issues.

Choudhury wondered about the potential of a bike path in this project.

Olinger said that the Urban Design Commission argued against a bike path; it may be past the Phase II plans.

Olinger pointed out that the Phase I pedestrian walk to the Boys & Girls Club will continue into Phase II planning.

Sanders said that he heard good things about Phase I and wondered if there was more stress and strain with Phase II.

Shimanski noted that Olinger and staff have done a great job and that Committee members and Alders have been very helpful; the Stonehouse is doing well and people have been proactive instead of reactive.

Sanders said he was willing to assist Rummel with Phase II and suggested discussing Phase II with the CDBG Committee, CDA, for-profits as well as non-profits.

Shimanski pointed out that Movin' Out and Habitat For Humanity should be involved and the City should be the gate keeper to make sure the plans are economically feasible.

Shimanski suggested working with 3 to 4 non-profits because single family homes need good design; there is mixed income and too much capital has already left the area.

Shimanski also said that residents want to have the capital back, revitalize the community although challenges exist; there is a need to reinvest in the neighborhood.

Olinger presented information on the 5-Year Plan.

During the past few months, Olinger has been in contact with HUD regarding the Hope Six application; approximately \$22,000,000 has been allocated to a Truax/Darbo project and partnership leverage opportunities.

Olinger said that regarding the Neighborhood Stabilization grants coming forth next summer, the CDA, CDBG Committee, City departments and Alders will discuss plans for investment purposes; MATC and The Salvation Army may provide opportunities in the near future.

Shimanski noted that the Hope Six Program is expanding its reach and scope, providing a broad spectrum in the area of job training, and focusing on realistic goals.

Olinger handed out a packet, which included the following:

- Map including general development
- Next four concepts of housing development relative to how they would fit on the lots with various garage options; focus on design elements from other apartment buildings
- Goals presented in a resolution from January of 2008, which included affordability/qualifying income issues; 36 of 49 units are Section 8 ready

Olinger suggested people be aggressive and stay as close to the target as possible given the economic status; October 31 is the deadline whereby residents must vacate old buildings.

Olinger noted that some are over-income in Birchwood; a project may start in April or May of next year with infrastructure to begin in late fall and lots may be selling in the next 13 to 14 months.

Olinger pointed out that the CDA has been involved in partnership efforts with the Community Service Committee, Plan Commission, Police, Fire and Parks departments.

Bartlett gave his congratulations to the success of Phase I with respect to economic/age diversity; the CDA owns and can maintain units.

Bartlett wondered if the Homeowners Associations would be in charge of maintenance.

Shimanski said that it would be an affordability issue and wondered if residents would be willing to pay to belong to the neighborhood associations or want to do their own work.

O'Callaghan commented on the rents in Phase I and rent versus ownership in Phase II.

O'Callaghan recommended collaboration with other groups regarding the 5-Year Plan.

It was discussed that some sectors have tension; redevelopment activities such as the Villager, Allied Drive and Truax should pave the way for a coordinated and collaborative approach with many groups; during the next 6 - 9 months there will be discussions as to how to pilot these efforts.

Shimanski said that since 1974 conversations have occurred regarding affordable housing, but not much has been acted upon even to this day; we should not wait for the crisis mode; the need is to plan ahead. Shimanski pointed out that we have the resources and when the private sector struggles the public sector should thrive with cheap land, construction etc.; it is time to take a leadership role.

The Committee discussed land banking, whereby land may be purchased at a low cost; since the prices are low right now, opportunities are there to buy

land now for use later.

Clingan said that regarding housing, it is important to get things into place since many agencies are interested.

Olinger said the need to plan is now in order to be ready for Hope Six.

Rummel wondered how the Housing Diversity Planning Ad Hoc Committee could be involved.

Bruer said that the Committee is mindful of the movement of public/private partnerships and the CDA also knows about blending trades.

It was noted that older neighborhoods have opportunities to assist with businesses and property.

Bruer wondered if the CDBG Committee and CDA would be able to connect and work together in areas of employment, workforce housing and home ownership.

Shimanski said this was a creative style, but now the need is to be proactive and identify potential problems in time to plan and hand them off to the proper department/agency before a larger problem occurs.

Shimanski suggested asking the alders for their areas of expertise so there is a sense of commonality; if we look at the bigger picture, this is possible.

Bruer asked Olinger if the CDBG Committee or CDA could work together to achieve mutual goals as planning encompasses all of this; a unifying culture could be created with eyes on the future.

Whitesel wondered how Phase II would be managed as it is important to have a management plan in place; proper management needs to continue in the future.

It was discussed that on the west side of Allied Drive eight units have been completed and Fitchburg has become interested in this idea; the Mayor of Fitchburg attended the grand opening.

4. Housing Initiatives, Inc.

Dean Loumos, Housing Initiatives, Inc., and Audrey Short, CDBG Office, discussed staff recommendations.

Choudhury moved approval/Bartlett seconded.

Whitesel wondered why the shared appreciated value was waived.

Short said that is how it has been done and has been a policy.

Clingan noted there were few policy items.

Short said that it was easier for agencies to get mortgages with their bankers.

Loumos stated that in the event any appreciation would occur, Housing Initiatives, Inc. would like the money to be spent on improvements.

CALL TO ORDER / ROLL CALL

Bidar-Sielaff left at 6:25 pm.

Present: 7 -

Tim Bruer; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Steven C. Bartlett; Daniel A. O'Callaghan and Russ Whitesel

Absent: 2 -

Shiva Bidar-Sielaff and Arthur V. Robinson

Excused: 1 -

Justin O. Markofski

4. Housing Initiatives, Inc. continues

Whitesel commented that it would be likely that they would not need any more money.

Loumos said that they use funds from WHEDA and others, but does not want to shave profits from what they put in and would not sell anytime soon.

Whitesel wondered if the bank looks at an appreciation clause.

Loumos said they have not had to go to the bank for improvements as they have a rehab budget for those needs; new projects would begin with capital improvements and should be on schedule; they would not need more capital if they keep up the maintenance. Loumos said this is an opportunity to use this economic status to jump on the foreclosed houses to assist with future affordable housing; they purchased 12 units this year.

Clingan commented on Allied Phase II and wondered how much advance knowledge is needed to do such a large project; often there are 2 - 3 kinds of units at a time.

Whitesel moved to approve without the waiver of Shared Appreciation.

Choudhury saw this as a friendly amendment.

Bartlett noted they had an instance in the past when they needed the waiver; then it became a common practice.

It was suggested that staff should bring information on whether it should keep the waiver in or do it on a case by case basis.

Loumos said there are all kinds of potential outcomes and cannot foresee selling anytime soon.

Whitesel made a friendly amendment to remove Section 9 from the staff review.

15710

"SUBSTITUTE - "Authorizing the provision of an additional \$108,000 in Federal HOME funds to assist Housing Initiatives, Inc. to acquire and rehabilitate rental housing.

The motion passed by the following vote 5:1 (AYE: Ald. Bruer, Ald. Rummel, Bartlett, O'Callaghan, Whitesel. NO: Choudhury, NON VOTING: Sanders) Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES.

5. Independent Living, Inc.

Approve the request from Independent Living, Inc. for up to \$92,950 in CDBG, HOME, and/or HOME Match funds to make needed repairs to their rental housing facility at 602 N. Segoe Rd.

It was noted that the actual amount was \$56,578.

Bartlett wondered what the annual amount was for the WHEDA replacement.

Giovannoni said that there was \$2,000 per unit of reserve requirements, but they don't have that yet.

Choudhury asked that if we approve the \$56,578 amount, Independent Living, Inc. will not get WHEDA money; can more be added.

Dungan said that with respect to requirement funds, for HOME or HOME Match there are strict requirements.

Dungan said maybe if there was more time we could figure out a better method of funding.

Giovannoni would like the opportunity to come back to the Committee if necessary.

Bartlett wondered if the EECBG money would qualify here.

It was discussed that yes, it would apply, but only \$506,000 would be available for businesses to apply and that water heaters would qualify. It was discussed that it would be possible for this item to go to Common Council in early to mid-October, but if applications are made in November, the money would not be awarded until February.

Bruer moved approval/O'Callaghan seconded.

The Committee members discussed their concerns with emerging

neighborhood needs with respect to alderpersons; there are big demands but not a lot of funds. It was noted that there are leverage CDA and CDGB funds; the CDGB leverage funds are for the BLW neighborhood center; the non-profits have challenges as well. It was noted that the leverage funds are there to assist and should be used now to help those who need help right now.

Dungan said the best method would be to assist within funding parameters.

HOME Match/CDBG money was the conclusion.

Bruer said the Independent Living, Inc. has been around for a long time and does a lot.

Whitesel wondered if that was the stipulation to come back.

Bruer said that the CDBG has prioritized and WHEDA is able to assist or give options to fund other things later.

Whitesel asked what the shared appreciation clause was.

Dungan noted that the clear consensus at the staff level concerning shared appreciation was that is created greater barriers; a policy will be developed at some point.

Whitesel wondered how Giovannoni felt.

Giovannoni said she liked the shared appreciation clause, but WHEDA may see it as a deterrent.

Bruer said to keep shared appreciation out and go with the staff report.

Clingan said he is trying to work out a way to fund all as well as trying to protect CDBG funds for the future.

15820

Approve the request from Independent Living, Inc. for up to \$92,950 in CDBG, HOME, and/or HOME Match funds to make needed repairs to their rental housing facility at 602 N. Segoe Rd., The Gardens, to improve the building's energy efficiency, safety and accessibility, and protection from water leakage and damage to the building.

Bruer moved / O'Callaghan seconded motion approved staff recommendation independent Livings Inc.

6. Future Madison Northpointe, Inc. 2009 Renovation of Northpointe I

15772

Authorizing a loan of HOME funds to Future Madison Northpointe, Inc. in an amount not to exceed \$225,000, and authorizing the Mayor and Clerk to execute any required agreements with Future Madison Northpointe.

Board of Estimates

**Bartlet moved / Choudhury seconded to approve staff recommendation.
Motion passed. This Resolution was Referred for Introduction.**

7. American Dream Down Payment

Whitesel asked about the transfer of funds.

It was discussed that the ADDI program had been using HOME money, but there is a need to shift those funds.

[15807](#)

Authorizing the use of Federal HOME funds in an amount not to exceed \$250,000 to provide additional down payment assistance to qualified homebuyers as part of the City's American Dream Down payment (ADDI) program, and authorizing the Mayor and Clerk to execute any associated agreements as required.

Board of Estimates

**Whitesel moved / Choudhury seconded to approve staff recommendation.
Motion passed**

REFERRALS FROM THE COMMON COUNCIL

8. Northport-Warner Park-Sherman Neighborhood Plan

Steering Committee members: Linda Horvath, Dave Crest (Intern), Mary Schumacher, Laurie Walker.

September 7 was a kick-off for CDBG fund planning census tracts that have 50% or more.

The January 8 Steering Committee had 23 members and began with 12 neighborhood associations within a diverse planning area. Neighborhoods need identities to boost economic development. Gateway corridor improvements are a good tool. The Steering Committee created a plan and had 4 open houses; in December 80 neighborhood residents attended and in April 150 community residents attended. There were interviews with stakeholders. It would take \$106,900 CDBG dollars to implement the plan and would be a lengthy process.

The top recommendations were discussed:

- Economic development
- Identity and brand name
- Opportunities to create jobs and community facilities
- Quality of life issues
- Bring in money and keep it there
- Strong identity and maintain lots of green space
- Economically diverse
- Strong home businesses

Prioritized ideas were discussed:

- Identity raised to others
- Focus on green space
- Community kitchen incubator

Sanders said he lived in the northside area until two years ago and didn't appreciate the intrusion of bike paths into bird nesting areas; there is a lagoon area that no one goes to. Sanders pointed out that the Audubon Society liked the plan, but not the bike path part.

15282

Adopting the Northport-Warner Park-Sherman Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan.

The motion passed. This Resolution was Return to Lead with the Recommendation for Approval.

9. CDA's Housing Choice Voucher (Section 8)

Clingan said there is a shortfall regarding housing funds, however, HUD has the funds and will inform agencies in January.

O'Callaghan wondered what the plan was for next year.

Clingan said he had heard a plan was being worked upon.

Choudhury noted that people holding vouchers would receive an annual review.

Bruer was hopeful that the August issues can be fixed and work things out for next year.

Rummel suggested sending a letter of thanks to Senator Feingold and Representative Baldwin.

15449

Creating Section 4.22(4)(m) of the Madison General Ordinances to assist participants in the CDA's Housing Choice Voucher (Section 8) program whose percentage of rent burden has increased substantially as a result of HUD's decrease in 2009 funding to the CDA.

A motion was made by Bruer, seconded by Rummel, to Return to Lead with the Recommendation to Place on File to the HOUSING COMMITTEE. The motion passed by the following vote: 5:0 (AYE: Alder Bruer, Alder Rummel, Bartlett, O'Callaghan, Whitesel, ABSTAIN: Choudhury, NON-VOTING: Sanders)

STAFF REPORT

It was decided to present the staff report and the issue of shared appreciation at the meeting of October 1.

OTHER REPORTS

Choudhury noted she was still working on the Gardens Committee report.

No other committee reports were given.

ADJOURNMENT

**O'Callaghan moved / Choudhury seconded to adjourn. This meeting was
Adjourn at 7:23 p.m.**

Recorder and submitted by,
Becky Schesny