



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, July 11, 2013

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 300 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 5 -
Maurice S. Cheeks; Ben M. Van Pelt; Monya A. Choudhury; Justin O. Markofski and Russ Whitesel

Excused: 4 -
Lauren Cnare; Matthew J. Phair; Liz Dannenbaum and Daniel A. O'Callaghan

STAFF: Mary Charnitz, Nancy Dungan, Anne Kenny, Jim O'Keefe, Julie Spears

Markofski called the meeting to order at 5:10 p.m.

APPROVAL OF MINUTES

Van Pelt moved to approve the June 6 minutes with the notation that he was present and not absent. It should be noted that the original roll call was done at the very beginning of the meeting, and Van Pelt was not there. He arrived at 5:14 p.m. after the minutes were approved, and it is so noted in the June minutes. Choudhury seconded approval. The motion passed unanimously.

PUBLIC COMMENT

Tom Solyst, Executive Director of Vera Court and Bridge Lake Point Waunona (BLW) Centers addressed the concerns in the staff comments about Vera Court running citywide Latino programs. He said it wasn't necessarily their intention to do citywide programming for Latinos. Rather, it evolved out of the fact that Latinos from all over the city were willing to come to Vera or BLW to utilize their programming.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

BUSINESS ITEMS

1. [30340](#) 2013 July Chair Report

Markofski decided to forego the Chair's Report given the number of items on this month's agenda.

2. [30552](#) Expressing support for a contract with Brian Joiner and Associates to identify ways that the City can promote effective development and support of Madison's non-profit sector.

Jon Sandbrook and Kristen Joiner of Brian Joiner and Associates were available to answer questions.

Choudhury said she was concerned with the outcomes for the non-profit service providers.

Sandbrook said they were focusing on strategic opportunities to improve the way the non-profit sector is supported and innovation within the sector.

Joiner said they were focusing more on the resource side than the funding side.

Whitesel asked how long the study would take.

Sandbrook said it would depend on the timing as to when they can do the interview process. They're envisioning about eight weeks for the process.

Van Pelt asked which organizations they would be interviewing.

Joiner said they might include the Ford, Rockefeller, Gates Foundations, and others.

A motion was made by Van Pelt, seconded by Whitesel, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote.

3. [30735](#) Approve Common Wealth Development's request to waive the 2013-2014 CDD Program Goals and Objectives loan-to-value ratio limit for the 2013 SW Rental Acquisition & Rehab project.

Marianne Morton said that Common Wealth Development (CWD) had decided to focus on the five neighborhoods of the Southwest Area including Meadowood, Hammersley, and Teresa Terrace, starting with Meadowood. They're in partnership with Orchard Ridge United Church of Christ, Joining Forces for Families, and the Public Health Department. They've hired a community organizer who's been there almost a year. CWD came to CDBG for 2013-2014 funding to acquire rental properties. They've done an extensive search in the area and come up with two properties, one at 2005 Leland and the other at 2009 Leland.

Jasenski described the two properties and their appraisals. He said that area

landlords are trying to be proactive and deal with problems in the neighborhood.

Morton said that one property is vacant and the other has four households living there.

Spears said that Ald. Phair has expressed his support of the project.

Discussion highlights:

- The buildings are assessed in the low \$200,000 range.
- Removing the bad landlord from the area would improve the neighborhood.

A motion was made by Choudhury, seconded by Whitesel, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote.

4. [30762](#) 1st House LTD Reserve Fund Application

Van Pelt moved to approve staff recommendations not to fund the project. Choudhury seconded. The motion passed unanimously.

5. [30617](#) Report of the Community Development Division Regarding SRO Housing: Strategies to provide affordable housing with supportive services for the homeless

Matt Wachter gave an overview of the SRO report. He said they were asked to look at SRO housing in the context of a housing solution for homeless single adults with services attached to the housing. The SRO can have a kitchen or bathroom or both. They looked at the target population, which was single adults many of whom have alcohol or drug abuse problems and are chronically homeless. Based on a point in time survey, the population numbers over 100 but less than 1,000. They had 47 permanent supportive housing units added last year, but 15 is more the typical amount added per year.

They looked at local examples and found the first model to be four-plexes and eight-plexes. This Committee funds a number of these with HOME funds. The next type was a medium scale project, like Nakoosa Trail with multiple funding sources. Another type of model was the upgrading of large facilities originally built to be hotels or dormitories. YWCA is an example of that type of project. Most other communities use the larger models of new construction or remodeling and fund them with tax credits, TIF, and other sources. In larger models, 24/7 front desk services are necessary.

The other issue is operation and operating costs. Project-based Section 8 vouchers pay for a portion of the rent. HUD VASH vouchers for veterans do the same. There are also Section 811 and 202 funds, which are HUD funded programs for the elderly or people with disabilities.

Discussion highlights:

- The best model depends on the population served.

- The Mayor has expressed an interest in having a conversation about a significant SRO project in the context of the capital budget. The CDD has advanced the budget recommendation founded on this study.
- The higher rents of some projects are paying for additional services, such as case managers. Vouchers usually have to be attached to pay for the higher rents.
- Tenant-based vouchers are portable but haven't been awarded by HUD for a while. Project-based vouchers are not portable. CDA has about 1,640 vouchers out now, but they are allowed 1,806.

Choudhury moved to accept the report. Whitesel seconded. The motion passed unanimously with the Recommendation for Approval to the HOUSING STRATEGY COMMITTEE. The motion passed by voice vote.

6. [30632](#)

CDBG July 2013 Staff Report
Financials
Update on Council Action
Legistar #30453 Green Madison
Legistar #30635 Emerging Opportunitites Fund
Other Updates

Financials

Charnitz said that financials are included in the packet.

Update on Council Action

Charnitz said there was no update on Council action.

Legistar #30453 Green Madison

O'Keefe said that the program is to be phased out by September 30, but Madison has over \$1,250,000 unused, which the CDD is able to retain if it takes certain steps and to use after September 30. WECC is the recipient, and the City is the sub-recipient. WECC recommends that both the City of Madison and the City of Milwaukee move away from cash incentive based grants to loans. The Council passed a resolution asking for a more formal report on how the CDD will proceed after September 30.

O'Keefe said they have been working with WECC regarding post-grant programs and developing a set of options on how to proceed. He said that the money will forever be attached to DOE's federal funding strings.

Legistar #30635 Emerging Opportunities Fund

O'Keefe said a resolution goes to Council on Tuesday. This is a proposal intended to provide organizations with the opportunity to obtain funding from the CDD to address issues that arise that are not in sync with the traditional funding process and to support new organizations that find it more difficult to compete in the traditional funding processes. The fund will be set at about \$200,000 over and above the traditional funding processes. This funding process will be a little more nimble than the traditional funding process. These funds would rely on a Conference Committee to come together and review proposals as needed to address emerging opportunities. It is uncertain

whether this will be a twice-a-year process or an ongoing process. The program would begin in 2014.

7. [30633](#)

Report from committees with CDBG Committee representation

1. Gardens Committee (Markofski)
2. Martin Luther King Jr. Humanitarian Award Committee
3. Community Development Authority

1. Gardens Committee (Markofski)

Markofski was not at the most recent Gardens Committee meeting, but Dungan gave an overview of what happened at the meeting. She said the new garden in Brittingham Park was controversial at first, but neighbors and the Parks Department are both happy with it.

She said that the Gardens Committee has set up a work group on sustaining leadership within local neighborhoods. The Committee is very focused on growing community as well as plants.

2. Martin Luther King, Jr. Humanitarian Award Committee

There was no update.

3. Community Development Authority

There was no update.

8. [30757](#)

Review of Proposals submitted for 2014 funds to address Outcome G: Improvement of Community Focal Point as identified in the 2013-2014 Community Development Program Goals and Objectives.

Charnitz reviewed the packet that was passed out this evening, including a letter from Goodman Community Center, a summary of criteria ranking from six members, Monya's letter and summary, summary of information from the CDD, and a spreadsheet that lays out potential cuts. For the purposes of recommendations, CDD staff is recommending a 10% cut to cover all federal and City cuts. The 2013 CDBG allocation served as the basis of the cuts, and CDD applied the 10% to the 2013 CDBG allocation. The next spreadsheet lays out the application of the different cuts, starting with the recommended amount at 96% and 94%. The last piece in the packet is a revised copy of the Boys and Girls Club Centers applications.

Markofski said the Committee would have to make a formal motion or series of motions to come up with the CDBG Committee's recommendations to the Conference Committee.

Whitesel said the Committee would have to make recommendations for the B-List also.

Charnitz said that only amounts included in the application can be included in the B-List. In other words, the B-List can include no more than the requested amount. The Committee is not allowed to exceed budget requests from

applications.

The Committee discussed the Center for Resilient Cities' (CRC) application.

Choudhury wanted to go on record as acknowledging the administrative burdens on centers during this process.

Choudhury said that the staff recommendations look good.

Van Pelt asked whether or not CRC could apply for Emerging Opportunities Funds.

O'Keefe said that the Council doesn't want an organization that's failed in another funding application to come to the Emerging Opportunities Fund for funding.

Whitesel wished to discuss the B-List. He said one option would be to give full funding to their 2014 requests. Or another option would be a 5% increase cap over their 2013 amounts not to exceed their requested 2014 amounts. Exceptions would include Neighborhood House (NH) and CRC because they asked for a bigger chunk. One other suggestion would be to put on the B-List a request for the Mayor and Common Council to take up the issue of a living wage increase without putting a number to the request.

Chouldhury said that neighborhood centers are amazing fund raisers.

Wendorf-Corrigan said we would need an additional \$104,843 to fund everyone who is already funded at their 2014 request. She said if you take out the additional \$16,620 incorporated in the Meadowood request, then the amount would be \$88,223.

Van Pelt said that the recommendations break down into three tiers:

- 1) Restoration of 100% of 2013 allocations.
- 2) Full funding of the 2014 requests minus CRC and Meadowood rent (\$16,620).
- 3) 5% over 2013 allocation or their 2014 request whichever is higher not to exceed 2014 requested amount.

The group discussed changes to the three tiers.

Choudhury said that she would advocate for 100% restoration of gardens 2013 funding levels, followed by Neighborhood House and CRC.

Van Pelt added to the list:

- 4) NH for an additional \$20,000, and
- 5) CRC for \$75,000.

Charnitz said another possibility might be to:

- 1) Restore centers and gardens at 100% of 2013 levels.
- 2) Fully fund everyone at their 2014 level, minus Meadowood rent and CRC.
- 3) Fund NH at an additional \$20,000.
- 4) Fund CRC at \$75,000.

Charnitz said that the Committee doesn't need a complex motion for the Conference Committee.

Charnitz said the request would be to:

- 1) Fully fund everyone at their 2014 levels minus CRC and Meadowood.
- 2) Bring NH up to a preferred \$35,000 in terms of the B-List.
- 3) Fund CRC up to a preferred \$75,000.

The Committee asked for input from Tom Solyst and Paul Terranova. Both said they appreciate the Committee's efforts to get more money to centers.

Ald. Cheeks moved to accept staff recommendations for funding at the 2013 allocation amount with the CDBG cut as shown and the City alternate cut as shown and then to put on the B-List first to fully fund all centers at the 2014 requested amount less the Center for Resilient Cities and Meadowood and include \$20,000 for Neighborhood House and then second to include CRC up to \$75,000. Choudhury seconded. The motion passed unanimously.

Choudhury said it's important to note that the CDBG Committee supports the living wage and recommends that the Common Council and the Mayor find a way to ensure that every agency that falls under the living wage ordinance can afford to pay that wage to its employees.

Choudhury moved to request that the Mayor and the Common Council address the consequences of the living wage ordinance as it affects agencies contractually funded through CDBG. Alder Cheeks seconded. The motion passed unanimously.

ADJOURNMENT

Ald. Cheeks moved adjournment at 8:30 p.m., and Choudhury seconded. Unanimous.

Anne Kenny, recorder