



City of Madison

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

Thursday, November 20, 2014

5:00 PM

330 W. Mifflin Street
Room 1 & 2 2nd floor (Madison Senior Center)

Monya Choudhury may participate in this meeting by phone.

CALL TO ORDER / ROLL CALL

- Present:** 7 - Lauren Cnare; Ben M. Van Pelt; Colin A. Bowden; Justin O. Markofski; Daniel A. O'Callaghan; Joseph M. O'Connell and Greg L. Rosenberg
- Excused:** 3 - Maurice S. Cheeks; Matthew J. Phair and Monya A. Choudhury

Mary Charnitz, Nancy Dungan, Anne Kenny, Susan Morrison, Jim O'Keefe, Sue Wallinger

APPROVAL OF MINUTES

Bowden moved to approve minutes from October 9, 2014. Ald. Cnare seconded. The motion passed unanimously.

O'Callaghan asked for a motion to move Items 8, 9, and 10 up on the agenda. Ald. Cnare moved to take Items 8, 9, and 10 out of order, placing them after Item 2. Bowden seconded. The motion passed unanimously.

PUBLIC COMMENT

Anita Lightfoot said she has been living in this neighborhood since 1978. She said there are many absentee landlords in the Kipling area and that there has been no communication about the Tennyson Ridge project since January when a group came forward to oppose it. They do want to have the senior Independent Living project in place because it's a perfect match for the community. She tutored in the school and saw what teachers have to deal with regarding the diverse group of students. The rooms are already full, and it's difficult as it is to give students the attention they need without adding more students. Cops are in the neighborhood quite often, and this project would close the neighborhood in on all sides to all sorts of shenanigans. She asked the Committee to not approve this development.

Beverly Metcalfe said she has lived in her house for 31 years, and she has seen the neighborhood deteriorate over the years. She stated they already have their share of low-income developments in the neighborhood. They've heard misinformation from various sources, and she is here tonight because she doesn't feel she's being fairly represented by her alder or by the neighborhood association. All kinds of terms have been used to describe the housing, such as "affordable" and "workforce" housing, but there's no clarification as to what those terms mean. Only 11 out of 72 units will be market rate right now. She stated the Northport corridor has the highest density of subsidized housing in

the city and that the North District captain is concerned about adding additional low-income housing to the area. She turned in a petition with signatures of people opposed to the project.

Lydia Mauer lives one block south of the proposed development on Tennyson Lane. She is a long-time supporter of the plan. It makes sense as a really good housing plan with sound management principles. The management company does business on North Sherman Avenue already, and she would like to see the management style come to the Berkeley Oaks Neighborhood. There are many amenities near the proposed site, such as a grocery store, library, parks, and schools. She is looking forward to the project. She is vice-president of the neighborhood association. Alder Palm was in attendance when one of the votes supporting the plan was taken. A lot of the opposition occurred after the Wisconsin State Journal reported this project as low income. A lot of people are opposed to that term, and it creates fear as to who will move in.

Janna Bronkhorst registered in opposition to the Tennyson Ridge project but did not wish to speak.

Jim Lightfoot registered in opposition to the Tennyson Ridge project but did not wish to speak.

Catherine Ryan registered in opposition to the Tennyson Ridge project but did not wish to speak.

Karen Bassler registered in support of the Tennyson Ridge project but did not wish to speak

DISCLOSURES AND RECUSALS

O'Callaghan said he has a conflict of interest on Item 3, approval of \$10,000 for a capital campaign feasibility study for Zion City International Church Ministries. He represents the property owner, and although he is not directly involved with the request for CDBG funds, he said he would recuse himself to avoid any appearance of a conflict.

DISCUSSION ITEMS

1. [36059](#)
Chair November Report
Welcome new members
Thank you to Justin Markofski
Reappointment of Committee Members

Thank you to Justin Markofski

O'Callaghan thanked Justin Markofski for his work on the CDBG Committee over the past 10 years. He said the Committee really appreciated his service as Chair over the last few years.

O'Keefe also thanked Markofski for his service on the Committee. He really appreciates the manner in which Markofski conducted himself on the Committee and as its chair.

Markofski thanked the Committee. He also thanked those citizens present for their participation in the process.

Welcome New Members

O'Callaghan welcomed new members Greg Rosenberg and Joe O'Connell. Rosenberg is a business development manager with Jones Payne Group and has served as executive director of the Housing Council of Dane County, Braille Planet, and Madison Area Community Land Trust. O'Connell is a budget and policy analyst with the State of Wisconsin Department of Health Services.

Reappointment of Committee members

O'Callaghan noted that Choudhury and Van Pelt were reappointed to the Committee this past October.

Markofski left the meeting at 5:45 p.m

- Present:** 6 - Lauren Cnare; Ben M. Van Pelt; Colin A. Bowden; Daniel A. O'Callaghan; Joseph M. O'Connell and Greg L. Rosenberg
- Excused:** 4 - Maurice S. Cheeks; Matthew J. Phair; Monya A. Choudhury and Justin O. Markofski

36059

Chair November Report
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Meeting Schedule for 2015

O'Callaghan said the Committee will meet on the first Thursday of almost every month starting at 5:00 p.m. in the Municipal Building. The July meeting, however, is scheduled for the second Thursday of that month.

2. 36056

Community Gardens Update

Mark Woulf, the City's Food and Alcohol Policy Coordinator, passed out a Community Foods Partnership Overview and gave an update on gardens. For 20+ years, the Community Action Coalition (CAC) operated the gardens program in the city and county. They were supported in part by CDBG funds, allocated specifically to target low- and moderate-income individuals. Ultimately, however, the model was not sustainable within CAC, and earlier this year, CAC approached the City to let them know they would be stepping back from the Community Gardens Program. They officially ended their work with gardens in May.

Several public meetings of gardens stakeholders were held to help design a program for community gardens that is more sustainable. A group of about 20 people stepped forward to be a part of the planning group, which led to three entities stepping up to be a part of something more formal to help design a community gardens program. They included the City, the County mostly through UW Extension and Public Health, and Community Groundworks.

The City hired Forward Community Investments to help the City develop a business plan for gardens. They are set to deliver the plan in December.

Discussion highlights:

- **The City is currently without a gardens program, but the vast majority of gardens were able to be self-sustaining without an official program over the summer.**

8. [36175](#) SUBSTITUTE Recommending the selection of [Insert Company Recommended by Committee] Heartland Housing, Inc. and YWCA Madison for the provision of services relating to the development, property management, and supportive services for housing for homeless families.

This item was taken out of order.

Anne Bowman of Heartland Housing and Torrie Kopp Mueller of YWCA Madison were available for questions. Matt Wachter said the CDA accepted the recommendations of the Subcommittee about an hour ago, so the blanks in the resolution should now read Heartland Housing and YWCA Madison. He gave background about the project. About a year-and-a-half ago, the Common Council asked staff to look at solutions for housing chronically homeless single adults, and the recommendation that came out of it was to follow the national best practice of combining affordable housing tax credits to pay for construction of the building, local funds to fill any gap, and Housing Choice vouchers to pay for rent. With the building and rents paid for, they can have an excess cash flow to provide supportive services in-house.

This phase of the project will be targeted at families facing homelessness and will involve 40 units. They anticipate that they will apply for housing tax credits in January and will find out in May if they'll receive that funding.

Cnare moved to return the resolution to lead with the recommendation for approval with Heartland Housing and YWCA Madison filling in the blanks. Bowden seconded. The motion passed unanimously.

9. [35588](#) Elect a Vice Chair

O'Callaghan nominated Bowden as vice chair of the Committee. Ald. Cnare seconded. Bowden accepted.

Van Pelt moved to approve Bowden as vice chair of the Committee. Ald. Cnare seconded. The motion passed unanimously.

10. [36171](#) The selection of a Garden Representative for the Garden Committee

O'Callaghan nominated Rosenberg as representative to the Gardens Committee. Bowden seconded. Rosenberg, who said he has been involved in urban agriculture since 2001 and was lead developer at Troy Gardens, accepted.

Bowden moved to approve Rosenberg as the CDBG Committee's representative to the Gardens Committee. Van Pelt seconded. The motion passed unanimously.

3. [35587](#) Approval of \$10,000 for a capital campaign feasibility study for Zion City International Church Ministries.

O'Callaghan recused himself from the meeting, and Bowden took over.

Morrison gave a brief staff report. The reserve funds would be used for a feasibility study looking at possibly doing a capital campaign to renovate the building, which is located in the Leopold/Arbor Hills Neighborhood and was donated to them six or eight months ago. Zion City Ministries operates a church and community outreach center. CDD would only be funding the community outreach piece with the feasibility study, not the church piece. They are operating in essence like a community center.

Rachel Kincaid, Collier McNair, and Myra McNair of Zion City Ministries gave a brief overview of the project. Kincaid said the feasibility study would do two things: (1) tell them whether their programming is feasible, and (2) indicate whether it's feasible to renovate the building.

Discussion highlights:

- Approximately 55% of the building will be dedicated to outreach, and 45% will be dedicated to the ministries. The building is 26,000 square feet.
- Delta Designs of Appleton, Wisconsin will be the architect.
- The feasibility study can only support the non-religious community space, not the shared space and not the religious ministry space.

Ald. Cnare moved to return the resolution to lead with the recommendation for approval. Rosenberg seconded. The motion passed with Ald. Cnare, Van Pelt, and Rosenberg voting yes and O'Connell voting no.

Ayes: 3 - Lauren Cnare; Ben M. Van Pelt and Greg L. Rosenberg

Noes: 1 - Joseph M. O'Connell

Recused: 1 - Daniel A. O'Callaghan

Excused: 4 - Maurice S. Cheeks; Matthew J. Phair; Monya A. Choudhury and Justin O. Markofski

Non Voting: 1 - Colin A. Bowden

O'Callaghan returned to the meeting as chair.

4. [36134](#)

Authorizing a change of legal entity from Movin' Out, Inc. to Pinney Lane Apartments, LLC, as recipient of the federal and local funding allocations previously authorized by the Common Council for the Dempsey Place rental housing development project.

Morrison explained that the requested change in legal entity is an administrative item. Changes in HOME regulations have made it necessary to change the entity with whom CDD is contracting - from the CHDO directly to the limited liability company, Pinney Lane Apartments, LLC. The project is not changing, just the entity receiving the funds.

Ald. Cnare moved to return the resolution to lead with the recommendation for approval. Bowden seconded. The motion passed unanimously.

5. [36249](#)

Amending the City's 2014 Adopted Operating Budget to re-appropriate \$25,000 from

Miscellaneous Appropriations to the Community Development Division for the provision of homeless-focused case management services at MPL's Central Library, authorizing CDD to select an appropriate vendor agency via an RFP process, and authorizing the Mayor and City Clerk to execute agreements with the selected vendor to provide these services.

Wallinger said the reason CDD decided to do an RFP for this project was that the Common Council approved an additional \$65,000 for 2015. The RFP is already out in circulation and is due on December 3 after Council approves it on December 2. CDD intends to have an agency selected by December 12.

Rosenberg moved to return the resolution to lead with the recommendation for approval. Ald. Cnare seconded. The motion passed unanimously.

Rosenberg moved to take part of Item 11 ahead on the agenda so that Wallinger could explain the bilingual phone services on the new Housing Crisis Hotline. Bowden seconded. The motion passed unanimously.

Wallinger explained the Housing Crisis Hotline phone tree and passed out a document describing how the bilingual instructions will work.

6. [36138](#) Authorizing the carry-over of CDBG, HOME and other funds, and the extension of previously authorized projects within the Community Development program budget.

O'Callaghan said this is another administrative item. Charnitz said that a memo in tonight's packet explains the request.

Bowden moved to return the resolution to lead with the recommendation for approval. Van Pelt seconded. The motion passed unanimously.

- [36185](#) Authorizing the allocation of Affordable Housing Funds to support the creation of approximately 200 units of affordable rental housing in Madison.

ROLL CALL

Cheeks arrived at 7:20 pm

- Present:** 7 - Maurice S. Cheeks; Lauren Cnare; Ben M. Van Pelt; Colin A. Bowden; Daniel A. O'Callaghan; Joseph M. O'Connell and Greg L. Rosenberg
Excused: 3 - Matthew J. Phair; Monya A. Choudhury and Justin O. Markofski

7. [36185](#) Authorizing the allocation of Affordable Housing Funds to support the creation of approximately 200 units of affordable rental housing in Madison.

Public Comments:

Laurie Lee became the Northside Business Association president in 2013 and also serves as the Northside Economic Development Coalition co-chair. She is not representing those organizations tonight, but she is in support of the Tennyson Ridge project. She is hearing a lot of confusion about the project. It seems that people don't understand affordable housing or Section 8. There's a

lot of fear that 100% of the units will become 30% low income. They don't understand good developers and good management companies. Section 42 properties are built at a very high quality. This is a very worthy project that will be an attribute to the Northside.

Presentation

Tom Sather of T.W. Sather Company said he has been in the Section 42 Tax Credit business for about 18 years. There's always a lot of misunderstanding when people hear "affordable" housing. With Section 42, income and rent levels are much higher than with other affordable housing projects. Building standards are as high as for market rate projects. They were required to have one neighborhood meeting to make sure all comments were heard, but they held three meetings instead. They found out just a few hours ago that the Federal Home Loan Bank has just awarded this project \$850,000. They're also working on a \$150,000 environmental remediation grant. The site is a contaminated vacant industrial building that needs clean up. Alder Palm is working with him to make the project work.

Rosenberg moved to return the resolution to lead with recommendation for approval of all three projects. Van Pelt seconded.

Discussion highlights:

- Ald. Cnare said she would be fine with having one of these projects in her backyard. It's important to select developers and management companies that do high quality building and management. The more opportunities there are to build affordable apartments like these for low- and moderate-income people, the more the city will see poorly managed, unsafe complexes come down.
- Staff said the City is involved in efforts to rehabilitate the Woodlands in the Northside area.
- Bowden and Ald. Cheeks echoed Ald. Cnare's comments.

The motion passed unanimously.

11. [36053](#)

CDBG 2014 November Staff Report

Financials
CC updates
Budget items from Common Council
Meeting schedule for 2015

O'Callaghan explained to Rosenberg and O'Connell the financial summary spreadsheet that the Committee receives every month.

Common Council Updates

O'Keefe said the Woodlands project is proceeding. There will be one less unit than originally approved because one unit will be used for common space. There will now be 127 instead of 128 units.

O'Keefe said that Plan Commission approved the conditional use permit for the Rethke permanent supportive housing project.

Budget Items from Common Council

O'Keefe gave a couple of highlights from the budget. The Affordable Housing Fund was approved for \$24.5 million over the next six years. Neighborhood Centers will have about \$38 million invested in them over the next six years. A neighborhood planner position has been approved in the budget and will either go to the Planning Department or the Community Development Division. Council added about \$200,000 to support a variety of services for homeless persons, including providing ongoing support for case management at the library. There's money in the budget for operations at Theresa Terrace, which is about to be constructed soon. There's also money in the budget to support the center in the Park Edge/Park Ridge area. The Council added \$75,000 to the EOP funding. The Council also provided a COLA to purchase of service agencies for 2015.

12. [36135](#)

Report from Committees with CDBG Committee representation

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

1. **Gardens Committee**

O'Callaghan noted that the update was provided earlier in the meeting.

2. **Martin Luther King Jr. Humanitarian Award Committee (Bowden)**

Bowden asked everyone to get the word out about the application. The Committee approved who's able to nominate and who's not. They met with the King Coalition, which is hosting the ceremony this year. The King Coalition will draft a letter to the City and the County asking for more assistance in putting on the ceremony. The Committee would like IT to make the website a little more friendly in terms of filling out and saving the application. The King Coalition was thinking about looking at the ordinance in terms of adding a member, perhaps two, to the Committee.

Morrison said there will be no December meeting of the CDBG Committee.

ADJOURNMENT

Ald. Cnare moved to adjourn at 8:10 p.m. Bowden seconded. The motion passed unanimously.

Anne Kenny, recorder