



City of Madison Meeting Minutes - Final

City of Madison
Madison, WI 53703
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COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

Monday, July 24, 2006

5:00 PM

210 Martin Luther King, Jr. Blvd.
Room 310 (City County Building)

ROLL CALL

Present: Ald. Cindy Thomas, Ald. Santiago Rosas, Arthur V. Robinson, Steven C. Bartlett, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

Excused: Ald. Tim Bruer, Kristina L. Dux and Sophia Angelina Estante

Staff present: Hickory Hurie, Mary Charnitz, Barb Constans, Natalie Moretz, Audrey Short, Sue Wallinger

In the absence of CDBG Commission Chair Estante, Vice-Chair Silverman called the meeting to order at 5:05 PM.

NEW BUSINESS

B-LIST DISCUSSION

Robinson suggested adding \$10,000 each to the African American/Black Business Association and Latino Chamber of Commerce projects for 2007.

Silverman asked commissioners to rank B List projects for discussion later in the meeting.

SPECIAL ITEM: PUBLIC HEARING ON RECOMMENDATIONS FOR YEAR 2007-2008 FUNDING

Paul Kusuda for United Asian Services (UAS)

Kusuda introduced himself as a representative of and volunteer consultant with UAS. He said that UAS provides services not only to Southeast Asian immigrants and refugees, but also to immigrants and refugees from other regions as well, including Somalia and Albania.

Rosas entered at the meeting at 5:15 PM.

Kusuda asked the commission to reconsider its recommendation for \$0 for UAS in 2006 and 2007. He explained the obstacles that refugees and immigrants face in seeking and receiving assistance and asked the commission to fund UAS for a minimum of \$5,000 for each year.

Mary Watrud for the Building Trades Council

Watrud elaborated on the need for the Building Trades Council program in the Allied Drive area. She said that in the past, 80% of program participants have been African American males, 5% have been Asian males, 2% have been Hispanic males, and 10% have been females, but not many participants have been from the Allied Drive area. She said that funding their program at \$30,000 would leave only \$177 per week to run

the program after paying a coordinator \$20 per hour to work 20 hours per week. Funding at \$40,000 would leave \$370 per week for the program after paying a coordinator to work 20 hours per week, and funding at \$50,000 would allow \$360 per week for the program, in addition to allowing a coordinator to work for 30 hours per week at \$20 per hour.

Eric Hands for Bridge Lakepoint Waunona (BLW) Center

Hands said that he was on the Vera Court Neighborhood Center's board when Vera began running the BLW Center. He said that BLW could not absorb a \$10,000 cut in funding in 2006 and asked that BLW be added to the B List for restoration of the \$10,000.

Mike O'Shea for the Building Trades Council

O'Shea asked the commission for reconsideration to help get people into contractors' apprenticeship programs where all expenses are paid. He said the Building Trades Council helps get people, including minorities, into apprenticeship programs.

Scott Vaughn for the Building Trades Council

Vaughn asked the commission to increase its funding recommendations for the Building Trades Council's apprenticeship program in Allied Drive. He said that since the last CDBG meeting, the Building and Trades Council has contacted several trades for more support for the program. He said that after the initial investment from CDBG, the program would be fully funded on its own. He also said he saw few minorities working on the recent Boys and Girls Club construction project in the Allied area. He said that the apprenticeship program seeks to build careers, not just provide jobs, for people to enjoy a middle class lifestyle.

Frank Staniszewski for Madison Development Corporation (MDC)

Staniszewski thanked the commission for its current recommendation. He said the costs of new construction are increasing drastically, while interest rates are also rising. He said that at the current recommended funding level, MDC would have to scale the project back from eight units to six. He urged the commission to maintain funding at the level they recommended. Otherwise, MDC could not move forward.

Robert Fyrst for the Common Wealth Development (CWD) Public Market

Fyrst explained that he is just a private citizen and does not work for CWD. He said he understands the limited funding challenge, but said the Public Market project has huge potential to help Madison by increasing jobs, helping the local economy, and increasing socialization, especially racially. He said it is a huge opportunity to create community involvement and interaction and asked for increased funding.

Juliann Jatczak for Wisconsin Women's Business Initiative Corporation (WWBIC)

Jatczak thanked the commission for its support of WWBIC and reviewed WWBIC's role and program.

Megin McDonnell for Tenant Resource Center (TRC)

McDonnell requested the commission increase its recommended funding for TRC and asked that they at least retain the current level of funding for the program. She

explained that the even the current amount is really not enough and that the demand for services has reached a point where TRC is providing many more mediations than required by their contracts, leaving less and less time for other activities. She said there were 3,184 evictions scheduled for 2005, up from 2,609 in the year before and that the tenants served by the Mediation program are predominantly below 30% AMI.

Steve Schooler, Executive Director for Porchlight, and Hasan Mohr, DIGS Coordinator

Schooler thanked the commission for their funding recommendations. He said that Hospitality House funds DIGS and that 1,150 households received help through DIGS in 2005. He said that housing retention rates for 2005 were 80% at six months following assistance, 73% after 12 months, and 68% after 18 months. Schooler said that Porchlight leverages funds they receive from various faith communities. Schooler said that referrals for help usually come from one of three sources: (1) friends and family, (2) Dane County, and (3) other agencies throughout city. He said DIGS is a daytime resource center that helps clients with various housing costs, including electricity, rent, etc., as well as with medical costs and transportation needs.

Nedra Bobo and Milele Chikasa Anana for African American/Black Business Association (AABBA)

Bobo thanked the commission for their recommendations so far. She said she is proud of AABBA's accomplishments and that AABBA wants to focus on keeping African American people in businesses. She said she would like the commission to amend its recommendations from \$15,000 to an additional \$20,000 for a total of \$35,000 to allow AABBA to work with more businesses. She said AABBA would also like more clarification on the WWBIC funds earmarked for AABBA, especially pertaining to their availability until September. She said that AABBA would develop a loan advisory board, which would reserve the right to approve or deny loans.

Emmanuel Scarbrough for Wisconsin Youth Center (WYC)

Scarbrough said he is a prevention professional working at WYC and discussed people falling through cracks of the system and the need for more opportunities for youth. He said he has worked with WYC to teach youth about social problems by holding mock elections last year. He said he is working with youth to develop business plans this year. He said WYC is trying to develop leaders. He also shared the stories of youths who have participated in the programs. He said youth at WYC represent a diverse group, including Latinos, Blacks, whites, and mixed.

Greg Rosenberg for Madison Area Community Land Trust (MACLT)

Rosenberg expressed his appreciation for the commission's funding recommendations. He said that over the next two years, MACLT will be able to add nine affordable units with their scattered site program.

Jed Sanborn for Wisconsin Youth Center (WYC)

Sanborn said he represents the 1st District where WYC is located. He said he is here to support funding recommendations for WYC. He said the southwest area has been neglected as an area of real concern and that the area doesn't have a lot of facilities for youth.

Brian Miller for Habitat for Humanity

Miller thanked the commission for its current funding for Habitat for 2006 and 2007 and asked that they reconsider their recommendation for \$0 funds for 2008. Miller reviewed Habitat's program, which includes the following features:

- 1) Sweat equity, where Habitat buyers have to put in 400 hours of work on their homes;
- 2) Homes built by volunteers in community;
- 3) CD funds that allow Habitat to purchase land for building opportunities;
- 4) Self-financing where Habitat is the lender; and
- 5) More families at less than 60% county median who are first time homeowners.

Cuts would significantly limit Habitat's ability to continue to do work in 2008 when they will have finished their current projects.

Howard Mandeville for Movin' Out, Inc. (MOI)

Mandeville thanked the commission for its historic support of MOI's program and preliminary recommendations for homeownership and rental programs for 2007-2008.

Addie Pettaway for Wisconsin Youth Center (WYC)

Pettaway said she advocates funding for WYC. She said that WYC is in critical need of support and provides a crucial link for children. She said the center is a vital, much needed resource in the Elver Park community. She said that children had no place to go before the center. She said WYC provides space to help children, improves communication between children and their families, reduces idle time and negative behavior, provides activities for families, and helps with homework and building relationships. She said adequate funding is essential and urged the commission to keep funding for WYC.

The commission took a break for dinner break 6:25 PM and reconvened at 6:45 PM.

Bartlett left the meeting at 6:45 PM.

Present: Ald. Cindy Thomas, Ald. Santiago Rosas, Arthur V. Robinson, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

Excused: Ald. Tim Bruer, Kristina L. Dux, Sophia Angelina Estante and Steven C. Bartlett

Anna Robles, Latino Coordinator for Bridge Lakepoint Waunona (BLW) Center

Robles said she began working with BLW earlier this year. She said she helps with volunteer coordination and with finding services for Latino residents, which in turn helps create trust in the Latino community. She said BLW is considering offering ESL classes and a Latino women's group in the future. She said that BLW provides services to the entire community, not just Latinos. She encouraged the commission to think about these issues with respect to funding.

Tuwannah Braxton for Bridge Lakepoint Waunona (BLW) Center

Braxton said she is a volunteer at BLW's front desk and that BLW is important to her as a teen to help keep her out of trouble.

Anthony Harris for Bridge Lakepoint Waunona (BLW) Center

Harris said he is speaking on behalf of youth at BLW and that the center serves an important function in dealing with youth. He said that people have begun investing

money in the BLW area again and that he would like to see the commission invest in youth in the BLW area also.

Rafe Montello for Bridge Lakepoint Waunona (BLW) Center

Montello said he was speaking on behalf of youth at the community center. He said that the city asks community centers to do the impossible, such as give resources, provide structure, and repair self-esteem. He also said the city asks the centers to provide these services with increasingly less money and to become experts in fundraising. He asked the commissioners to recall the former Broadway-Simpson neighborhood where citizens couldn't walk down the street a few years ago. He said BLW has struggled with lack of funding, programming, and effective directors, but now has a solid team in place at the center. He asked the commission not to let it become run down again.

Paul Terranova for Wexford Ridge Neighborhood Center

Terranova thanked the commission for its support of Wexford. He said he is happy about the commission supporting WYC, but would also like to advocate for BLW. He said the work centers do with CDBG funding is important work and hopes the commission will use supplemental recommendations to advocate for all organizations it funds.

Eileen Mershart of YWCA and Diana Shinall of Urban League both for Urban League's Job Network

Both Mershart and Shinall thanked the commission for funding recommendations for the Job Network through ULGM.

Tom Solyst, Executive Director for Bridge Lakepoint Waunona (BLW) Center

Solyst said he would appreciate it if the commission became a strong advocate for centers and doesn't think any center should be cut. Solyst went over the history of the BLW Center. He said it hasn't always had a good center. He said the center wasn't run well in the past, wouldn't hand in reports, and had no capacity to run programs. He said BLW currently is one of the smaller centers and receives \$0 from United Way. He said they are building a tradition of fundraising but are not able to accomplish as much fundraising as needed yet. He said BLW has exceeded expectations of the CD Office and the Commission. He requested the commission give \$10,000 back to BLW because it is still a small center, is still growing, and is still in transition. He asked the commission not to take neighborhood progress for granted because cuts will have a significant impact on BLW's running.

Richard Sloan for the Common Wealth Development (CWD) Public Market

Sloane explained why the market and commission support are so important. He said CD's funding will provide CWD with leverage for other funds. He said benefits of the market include job creation with up to 40 new vendors and many FTE positions. He said CWD, like a business incubator, will provide access to training for Public Market businesses and participants. He said the market will provide a dynamic space for community building, while also increasing the economic vitality in and around Madison. He said the market supports the local economy and will be a melting pot for people of various economic and ethnic backgrounds.

Mick Mullee of Wisconsin Affordable Housing Corporation (WAHC) for Urban League of Greater Madison's (ULGM) Single Family Rent-to-Own Program

Mullee said that WAHC has been partners with ULGM for the past 13 years and that they been adding about four houses per year to their rent-to-own program for a total of 54 houses since 1993. Mullee said that the first eight houses that were done in 1993 are coming up for sale, with the end of tax credits for those rental houses freeing up about \$100,000 of CDBG funds. Mullee also said ULGM has great intake staff. He said that ULGM will do four houses in 2007 and three houses in 2008, which will give them time to look for other funding sources. He said ULGM is also discussing options for using HOME funds, but CDBG funds work best with their program.

Lisa Subbach for Wisconsin Youth Center (WYC)

Subbach thanked the commission for funding recommendations for WYC and said she would like the commission to keep funding in place for WYC. She said WYC is filling an incredible void in the neighborhood and that she has noticed a physical change in the neighborhood since WYC began operating the center.

Juan Joe Lopez for Latino Chamber of Commerce (LCC)

Lopez thanked the commission for the \$15,000 recommended but said it is not enough. He said Latinos are a booming segment of the community that is growing. He said the LCC would like to create a middle class in the Latino community and foster entrepreneurship. He said that working with AABBA is important also and that culturally specific and sensitive agencies are very important to the communities they serve. He said the LCC would like \$20,000 in funding.

Tim Johnson for Project Home's (PH) NOAH Project

Johnson said that he owns property at 5714 Russett Road, which he bought in 2003 through the NOAH program. He said he has learned a lot about the landlord business, owner-occupancy, and challenged neighborhoods. He said he received 18 hours of landlord training and that his neighborhood on Russett Road is directly behind the Meadowood Shopping Center. He said has gotten to know the neighborhood issues, including drugs, loitering, and youth problems. He said the area is very lucky not to have had more issues like Allied Drive and Balsam Road. He said he has started an owners/landlord group that meets monthly, is a representative of Meadowood Neighborhood Association, and has gotten a neighborhood watch going recently. He said he has adults with developmental disabilities as tenants. He asked the commission to consider funding NOAH for some amount to keep the program in place.

Erik Howland of Dane Net for Wisconsin Youth Center (WYC)

Howland said he supports funding for WYC. He said Dane Net has done programs for WYC, including technology programs and robotics and multi-media programs. He said WYC has been a good partner for Dane Net. He said kids are very engaged in the robotics program, as well as other programs involved with robotics, such as computer, mechanical, and electrical engineering. He said Dane Net is trying to create technical programs that are engaging enough to keep kids involved.

Jan Reek for Project Home's (PH) NOAH Project

Reek thanked the commission for past funding and said she was glad that Tim Johnson could speak to the Commission about his experience with NOAH. She said NOAH has created 13 affordable high quality units and assisted people to learn property management skills. She said they are providing affordable rental housing for

low-income individuals and asked the commission to reconsider their \$0 fund recommendation. She asked them not to cut funding entirely and requested \$100,000 on the A List to help NOAH purchase two affordable rental units in 2007.

Lynn Beyler, Board Member for Bridge Lakepoint Waunona (BLW) Center

Beyler said she has seen the BLW neighborhood change dramatically to a wonderful neighborhood. She said, however, that she still hears a lot of frightening stories about drugs and gangs in area. She said gangs and drug pushers aren't withdrawing their support from the neighborhood and asked the commission not to cut center funds so the neighborhood doesn't revert and go backwards from its current progress.

Marcia Hendrickson for Boys and Girls Clubs (BGC) on Allied and Taft

Hendrickson thanked the commission for its support of the BGC centers on Allied and Taft. She said BGC is providing programs to people who truly need the services in neighborhoods with growing needs.

CONTINUATION OF B-LIST DISCUSSION

After conclusion of the public hearing, Hurie reviewed the B List ranking with commissioners. He said commissioners ranked programs for the CDBG the B List as follows:

- 1) ULGM*
- 2) PH - NOAH*
- 3) Economic Development Fund*
- 4-5) Tie between the Acquisition/Rehab Funds & WWBIC*
- 6) Concentration Neighborhood Projects*
- 7) Housing Development Fund*
- 8) CWD's Public Market*
- 9) AABBA; and*
- 10) LCC*

He said he would email the list with average rankings.

ADJOURNMENT

Hurie said the next meeting on Thursday, July 27 will be a combination of the regular August meeting and the final review of summer recommendations.

Rosas moved adjourn. Robinson seconded. The commission voted unanimously to adjourn at 8:10 PM.

*Respectfully submitted,
Anne Kenny*