



City of Madison Meeting Minutes - Final

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

COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

Thursday, September 7, 2006

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

ROLL CALL

Present: Tim Bruer, Cindy Thomas, Kristina L. Dux, Arthur V. Robinson, Sophia Angelina Estante, Carl G. Silverman and Justin O. Markofski

Absent: Santiago Rosas

Excused: Steven C. Bartlett and Charlie R. Sanders

*Others present: Jean Colvin, Marylou Grzadzielewski, Brian Kuhn
Staff: Hickory Hurie, Barb Constans, Audrey Short*

WELCOME - CHAIR'S REPORT

A. Introduction of new Commissioner

Estante called the meeting to order, and introduced and welcomed Bruer as the new commissioner.

B. News and announcements

Estante and Markofski reviewed some of the articles in the Commissioners' packet, and distributed information concerning a series of workshops sponsored by the CAC garden staff. Estante reviewed potential future Commission discussion topics, including a discussion on neighborhood centers, and the reorganization study for the Department of Planning and Development. The Commission agreed that these should include discussions of the roles of the Community Services Commission and the Community Development Authority, as well, and identify ways for closer communication regarding goals and activities. Estante asked Bruer to bring some recommendations concerning CDBG-CDA recommendations to the next meeting for discussion.

Estante sought volunteers to help write short articles concerning topics relevant to community development; Markofski and Dux volunteered to work with Estante on the articles.

STAFF REPORT - FOCUS ITEM

Staff distributed copies of an evaluation to survey commissioners about the summer process. Commissioners are asked to return the survey to the CD Office by September 21.

REQUEST FOR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS OR FUNDING FOR NEW PROJECTS

Request for changes in currently funded projects:

A. Operation Fresh Start and Union Corners

Connie Ferris-Bailey described Operation Fresh Start's request to use previously approved CD Office funds in the redevelopment of two single-family homes in the McGrath Union Corners project. A year ago, the Commission had established a policy that requires review by the Commission of any use of CD Office funds for homes that would be counted toward a developer's inclusionary zoning requirements. The intent is for the Commission to review whether the proposed use of CD Office funds offers some additional enhancements to an IZ home beyond the usual expectation of the IZ ordinance, and whether the aggregate level of CD housing investments not exceed 20% of the amount budgeted for capital housing objectives. Constans provided a review of the additional enhancements offered by this project, and Hurie provided the current figures on CD investment in IZ homes, compared to the Commission standard. The use of CD Office funds in the project will enable OFS to secure two good quality homes and move them to a corner of the proposed subdivision, rehab them and sell them to families at a lower Area Median Income range than the usual OFS target level of 80%. The amount of CD funds approved by the Commission for use in IZ units thus far is about 15% of the policy target. (\$265,000 of \$1.6 million)

Motion:

Bruer moved, Thomas seconded approval of the staff recommendation to permit the use of previously approved CD Office funds in the OFS Union Corners project. The Commission approved the motion 6 to 0.

B. C-CAP-Northport Commons

Staff introduced Brian Kuhn of C-CAP the current project manager of the Northport Commons development. This CDBG Commission approved funding for this project in 2002, the organization has proceeded to meet with the neighborhood, buy the land, obtain City approval of the design, and proceeded to build 11 of the proposed 39 units, and sold 8 of the units. The organization believes that they should now change their proposed mix of housing units to include more single-family detached and fewer town homes.

In seeking Plan Commission approval of this plat change, the organization would need to comply with the inclusionary zoning ordinance adopted after their initial approval of the subdivision, after CDBG Commission approval of the project, and after the initial use of CDBG funds in the project to help them purchase the land. The organization would still provide the same number of affordable units, but these would be in the form of detached rather than attached units. Hence staff felt it important to inform the Commission of the change in the nature of the project, and the rezoning trigger of IZ compliance, but would recommend that the CDBG Commission need not consider the use of CD Office funds as part of the overall internal 20% target goal.

The Commission concurred with staff interpretation, and expressed satisfaction that C-CAP would be able to complete its subdivision and remain responsive to the initial neighborhood goal of owner-occupied housing on the development.

Request for Housing Development Funds

A. Wisconsin Initiatives in Sustainable Housing Trust (WISH)

Lisa Mills described the WISH proposal to use CD Office funds to acquire a home that would serve as permanent rental housing for two of its clients. The proposal involves the use of a trust established by WISH to own the property, while WISH itself would provide property management and maintenance.

Motion:

Bruer moved, Thomas seconded approval of the staff recommendation to fund in the amount of \$50,000.

The Commission approved the motion 6 to 0.

B. HOME funds for additional American Dream Downpayment Assistance

Hurie described the CD Office request to transfer \$250,000 of general HOME funds into the downpayment assistance program. The CD Offices estimates that this level of funds would prove sufficient to meet the projected draw for 2007. Approval of the use of the funds would still leave approximately \$300,000 for general HOME projects for the remainder of the calendar year.

Motion:

Thomas moved, Bruer seconded recommending the use of \$250,000 of general HOME funds for the ADDI program. The Commission voted 6 to 0 to approve the motion.

Request for Housing Trust Funds

A. JCF Investments, LLC-Rockefeller Lane

Staff reported that Jeff Funnell, the principal owner of JCF Investments, had called two hours before the meeting and indicated that he would not be able to attend. He further indicated that he would prefer that the Commission refer its review of the proposal to the October meeting so that he could be present for the discussion.

Motion:

Bruer moved, Markofski seconded referral of the proposal to the October meeting. The Commission votes 5-0 for referral. Thomas stepped out of the room during this topic.

Request for Community Facilities Acquisition/Rehab Funds

A. Wisconsin Youth Company - Southwest Neighborhood Center

Jean Colvin described the Youth Company's request and need of a divider wall. The building is used by 9 vendor groups to provide programming in the area, and the installation of the divider wall would enable the Youth Company to accommodate more programming groups in the building. Some 15 vendor groups have requested use of the building and indicated an interest if the wall were installed. The Youth Company indicated that it would be able to raise the additional funds if the City were to provide the \$20,000 available in the Acquisition/Rehab fund.

Motion

Bruer moved, Silverman seconded a motion to approve the staff recommendation to provide \$20,000 in Acquisition/Rehab Funds to the Wisconsin Youth Company. The Commission voted 6 to 0 to approve the motion.

APPROVAL OF MINUTES

A motion was made by Markofski, seconded by Thomas, to Approve the Minutes. The motion passed by acclamation.

OTHER BUSINESS FOR ACTION

The Commission briefly discussed updates from the various City committees with Commissioner representation.

STAFF REPORT

The Commission discussed several pending topics but took no action except to schedule them for the October meeting.

ADJOURNMENT

Bruer moved, Thomas seconded to adjourn the meeting at 7:40 PM. The Commission voted unanimously to adjourn the meeting.

*Respectfully submitted,
Hickory Hurie, recorder*