



City of Madison

Meeting Minutes - Approved

COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

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

Thursday, November 1, 2007

5:00 PM

210 Martin Luther King, Jr. Blvd.
GR-27 (City-County Building)

CALL TO ORDER / ROLL CALL

Sanders called the meeting to order at 5:12 PM.

Staff present: Hickory Hurie, Mary Charnitz, Anne Kenny

Present: 10 -

Tim Bruer; Thuy Pham-Remmele; Marsha A. Rummel; Monya A. Choudhury; Arthur V. Robinson; Lina Trivedi; Steven C. Bartlett; Carl G. Silverman; Justin O. Markofski and Charlie R. Sanders

Absent: 1 -

Kristina L. Dux

PUBLIC COMMENT

No one registered to speak.

WELCOME - CHAIR'S REPORT

A. Welcome

B. News

Choudhury asked about the summer process, and Hurie handed out a packet with summer process information and possible dates for discussion later in the meeting.

Choudhury then asked for information on how someone could get appointed to the Gardens Committee. Hurie recommended interested persons go to the City website and fill out an application to be on the committee and send it to the Mayor and also to get backing from their alderperson.

STAFF REPORT FOCUS ITEM

07894

Staff Report Focus Item

A. Update on the Executive Budget

Hurie said he would defer discussion on the budget to the next meeting.

Regarding other updates, Hurie explained that the elevator across the street in the Madison Municipal Building is nearly unusable and will need replacement, a process that could take several months to complete. For accessibility reasons, the Commission will have to meet in rooms that are accessible until the elevator is replaced. Hurie said that CD staff will be scheduling Commission meetings in whichever accessible rooms are available, and Commissioners should take note of the locations of the next several meetings as they appear on the agendas.

In other updates, the City has upgraded its version of the Legistar program. Staff members have not used the new version much since its availability, which is why November's agenda doesn't appear the way our agendas typically appear and why some items are out of place or missing on the agenda, as well as the

reason for multiple agendas.

APPROVAL OF MINUTES

Markofski moved to approve minutes from August 30, September 6, and October 4. Rummel seconded. Silverman asked that CD staff correct the October 4 minutes to reflect that he was absent from the meeting rather than present, as recorded in the minutes. The Commission voted unanimously to approve Markofski's motion with Silverman's correction to be noted for the October 4 minutes.

REQUEST FOR RESERVE FUNDS OR MAJOR CHANGES IN PREVIOUSLY APPROVED PROJECTS

07884

Southwest Concentration Neighborhood Planning Process

A. Proposals for CDBG funding generated from the Southwest Concentration Neighborhood Planning Process (2007/11-C), with Archie Nicolette and Jule Stroick from the City of Madison's Department of Planning and Community and Economic Development's Planning Unit; and Timothy Johnson, Durrell Ramer, and Lisa Subeck from the Southwest Concentration Neighborhood Steering Committee

The group presented a slide show that provided a summary of their plan and recommendations. Ramer explained the planning process, which started over a year ago. He said the Steering Committee began by looking at current neighborhood conditions, including assets and opportunities, current and future influences, the neighborhood's social assets, and its priority issues and strategies. The Steering Committee also began outreach efforts by conducting interviews, holding open houses, sending out questionnaires, and holding meetings with area neighborhood associations, businesses, community organizations, houses of worship, schools, and individuals.

The group showed a map of the boundaries of the Southwest Neighborhood. Smaller neighborhood areas included in the larger Southwest Neighborhood include Greentree, Meadowood, Orchard Ridge, Park Ridge, Prairie Hills, and Oakwood Village. Subareas included are the Balsam/Russett area, the Bettys Lane/Theresa Terrace/Hammersley area, and the Schroeder/Berkshire area.

Johnson described the socioeconomic data of the Southwest Neighborhood derived from the 2000 census. Data from that census show the median income of the area is \$59,000, a little higher than the city's median of \$41,941. The census showed that 21.3% of neighborhood residents live with disabilities, and 609 persons are institutionalized. Public assistance statistics show the median income for those using assistance in the neighborhood is \$16,867; and 4.8% of the residents use Section 8 vouchers, compared to 1.3% across the city. Unemployment rates are lower in the neighborhood at 3.3% than in city as a whole at 4.8%. The area has a higher percentage of private vehicles available for commuting at 89%, while the city's overall availability of vehicles for commuting is 75.3%.

Subeck said that the numbers make the area sound more affluent than it is, but the numbers are a somewhat deceiving due to the large size of the area. She said that the Steering Committee has seen a lot of variance in prosperity from one area to another. The area's demographics have changed over the past 20 years. Area schools have a total of 51% low-income enrollment now, whereas 10 years ago the percentage of low-income enrollment was much lower. The Steering Committee has seen a significant change of housing quality in area with many structures built in the late 1950's through 1970's declining with age. Original homeowners from the late 1960's to the early 1970's still own a vast majority of houses in the area. Ramer said that low-income areas are tucked away into corners here and there.

Johnson said he owns a Project Home NOAH building in the area and has noticed more gang graffiti in the last four months than in the whole time since he has been there. Others have also noticed more tagging. The gang presence significantly concerns not only him, but also his neighbors.

Johnson said that the Southwest Neighborhood's Plan contains the Neighborhood Vision Statement. The

Steering Committee has developed the following goals for the Southwest Neighborhood, which are listed as follows in the Plan:

- Neighborhood and personal safety;
- Neighborhood engagement and involvement;
- Community facilities, services, and programming;
- Economic and employment;
- Transportation;
- Parks and open space;
- Sense of place; and
- Housing.

The Plan also includes a list of issues important to neighborhood residents, which are categorized into the following six areas:

- Safe homes, streets, and places;
- Retaining a strong housing market;
- Strengthening neighborhoods and families with community and neighborhood services and programs;
- Getting to jobs, shopping, and services;
- Bringing people out, such as walking, gathering, and enjoying all places within the neighborhood; and
- Accessing career opportunities.

Subeck said that quite a few recommendations came up to build a safe and healthy neighborhood. The Plan recommendations outline the top six projects of greatest concern to residents present at Steering Committee meetings, which include:

1. Adding police services and resources;
2. Expanding Meadowridge Library and providing additional services at its present location or at a new location;
3. Promoting a variety of homeownership and rehab programs, including opportunities utilizing CDBG funds;
4. Increasing programming for youth, adults, and seniors;
5. Developing a communication mechanism between Madison Police, property-owners, and neighborhood associations; and
6. Exploring the purchase of a Rescue 2 Ambulance and evaluating placing it at Fire Station 7.

Johnson next explained the various maps included in the Plan; and Ramer discussed the Plan's recommendations for subareas, which include the following:

- Create an area marketing plan,
- Seek landscaping assistance,
- Hold community workshops,
- Encourage stronger neighborhood association participation and connection,
- Foster school/library coordination,
- Promote the Wisconsin Youth and Family Center (WYFC),
- Implement neighborhood improvement districts,
- Utilize CDA renter assistance,
- Encourage landlord organization,
- Provide crime prevention training, and
- Learn strategies to address troublesome properties.

Discussion highlights:

- Lots of teenagers with idle time have been creating problems.
- Latchkey teenagers utilizing the library have become a nuisance by terrorizing the library, and it now seems to be war zone.
- A start-up group has discussed creating a community center that would provide teen services, but lack of funds to build a center is a major hindrance. The library is a ready alternative to services for teens.
- Expansion of the library is not in the planning stage yet, and the Steering Committee will be working with Alder Pham-Remmele on plans to expand.
- The Steering Committee has discussed the possibility of hiring a security company to take care of

teens causing trouble at the library.

Subeck described recommendations for use of CDBG funds in implementing part of the Plan. The proposed CDBG funding recommendations include:

- \$20,000 for capital enhancement to Prairie Hills Garden and establishment of up to three new gardens at Hammersley Park, Meadowood Park, and Park Ridge Greenway;
- \$70,000 for downpayments to eligible homebuyers in the Bettys Lane/Theresa Terrace/Hammersley area (or the Russet/Balsam and Park Edge/Park Ridge areas if the funds are not committed to the other area within the first nine months of operations);
- \$20,000 for park improvements at Hammersley Park to improve safety, including creation of walking paths and additional lighting; and
- \$10,000 for low-interest loans or a grant program for income-eligible properties for security improvements for properties that demonstrate a neighborhood benefit.

Any funds remaining after completion of the gardens and park improvement projects would then be targeted toward the downpayment program.

Silverman moved to approve the Steering Committee's Plan and recommendations for use of CDBG funds. Bartlett seconded.

Stroick said that the Southwest Neighborhood Plan and adopting resolution will be introduced to the Common Council on November 6, 2007, and then referred to several other committees and commissions for adoption.

Further discussion:

- Trivedi encouraged the Steering Committee to make efforts to connect with challenged people.
- Robinson asked where the CDBG money is coming from, and Hurie said that it is already approved as part of this year's budget. The Plan is just the detail of how the money is to be spent.

The Commission voted unanimously to approve use of CDBG funds for the Southwest Neighborhood Steering Committee's project recommendations.

07887

Porchlight Drop-in Shelter Repairs, Part 2

B. Porchlight Drop-In Shelter Repairs, Part 2 (2007/11-D)

Hurie explained Porchlight's request for an additional \$10,000 from the CD Office to continue to repair and replace malfunctioning fixtures in the Drop-In Shelter's kitchen, restroom, and shower room. In March of 2007, Porchlight applied to the CDBG Commission for ESG funds to assist them in dealing with issues of plumbing and toilets at the Drop-In Shelter. At that time, Porchlight estimated the cost to make necessary repairs to be \$24,999, which the Commission and the Mayor approved. As they got into the repairs, however, they found that the walls and pipes needed additional work. Porchlight used the money they received back in the spring to do the work they could and now they have returned to ask the CDBG Commission for additional funds to cover the overrun in their previous cost estimate.

Discussion highlights:

- This would leave only \$4,000 available in ESG funds for the rest of the year.
- Choudhury said that the Commission had thought the original request wouldn't be enough for all the repairs and was happy that Porchlight returned to request the necessary extra funding.
- The plan for how Porchlight will comply with match requirements is stated in their application.

Bartlett moved to accept staff's recommendation for approving \$10,000 as an amendment to the original contract for Drop-In Shelter Plumbing Repairs in the form of a 10-year deferred loan.

07889

Sherman Associates Apartments Nob Hill

C. Sherman Associates Apartment - Nob Hill (2007/11-E)

Hurie said he thought that Affordable Housing Trust Funds (AHTF) might be available next year for this project, but the Common Council has indicated that AHTF are to be used to help with plans in Allied. Therefore, we don't have the money to fund this project. Hurie said that Sherman Associates, as a for-profit organization, is not eligible for HOME funds.

Discussion highlights:

- Sanders said he felt the AHTF was looted.
- Hurie said the BOE wants to hold options open for using AHTF for Allied, so this application has become moot. It is no longer a viable application with the Mayor's plans for AHTF.
- Rummel commented that the Commission has not yet allocated AHTF to any Allied project and has not discussed the implications of using Trust Funds to cover operating costs attributable to an assisted unit.
- The Commission agreed that it would like Sherman Associates to come to the December meeting for further discussion of its application after the Common Council votes on the budget.

OTHER BUSINESS FOR ACTION

Issues and/or referrals to or from the Common Council

A. Referrals to or from the Common Council

1. Staff and Alders will update the Commission on Council actions regarding previous Commission recommendations and Council actions.

Staff and Alders had nothing to report.

06811

Amending Section 4.22 of the Madison General Ordinances to update language and terms in the Affordable Housing Trust Fund ordinance.

2. Amending Section 4.22 of the Madison General Ordinances to update language and terms in the Affordable Housing Trust Fund (AHTF) ordinance

Alder Konkol has asked the Commission to refer this resolution to its December meeting after the Common Council has acted on the budget.

Bartlett moved to refer the AHTF resolution to the December meeting. Choudhury seconded.

Discussion highlights:

- Bruer asked to have a Mayor's Office representative to be present at the December meeting for questions about the language changes to the AHTF ordinance.

The Commission voted unanimously to refer the AHTF resolution to the December meeting.

Reports from committees with CDBG Commission representation and designation of Commission representatives

1. Gardens Committee (Choudhury)

Choudhury reported that she got the sense that the Gardens Committee has an intense need to be heard on several issues, including the following:

1. Atwood reconstruction will affect both Waubesa Street and the garden there.
2. Placing gardens near bicycle paths is a great idea that needs further discussion.
3. New housing developments require green space, and the Committee should determine what efforts are being made to ensure that more gardens are included in the green spaces.

Choudhury said the Committee also discussed water and plot fees. They have found the big challenge to be how they might have one citywide plot fee and also meet the needs of each garden in terms of water

supply. They have formed a subcommittee on plot fees, but haven't determined yet what plot fees will be.

2. Martin Luther King Humanitarian Award Committee

Trivedi asked for clarification on the connection between the CDBG Commission and the MLK Award Committee.

3. Committee on Office of Neighborhood Support (Sanders)

Saunders had no report.

4. Other Commission representation or relationships

Commissioners had no reports.

STAFF REPORT

07890 Nov. Staff Reports

November Staff Report (2007/11-A)

A. Trends in national, state and local community/neighborhood development issues and budgets, including Allied initiatives

Hurie reviewed actions the BOE took on Monday evening regarding the Capital Budget. He said the BOE discussed a series of amendments to the Capital Budget. These amendments were a package of proposals to reduce or defer projects in an effort to reduce the Capital Budget items so that borrowed funds would be used. The BOE, however, decided against the changes. The source of funds for the Allied Project remains the \$3 million in proposed Affordable Housing Trust Funds. Hurie said the BOE added \$200,000 to TIF 10% programs in borrowing authority, but the funds are restricted to TIF districts where the funds were generated.

Regarding the Operating Budget, the BOE discussed the following four amendment proposals related to the CD Office:

1. Cutting the amount of funds available to both OCS and CDBG agencies for cost-of-living increases to agencies, which the BOE rejected;
2. Cutting \$21,000 from the START program, which the BOE passed;
3. Reducing money in Department of Civil Rights (DCR) for testing of fair housing because it conflicts with the DCR's mission and adding \$30,000 to the CDBG budget for CDBG to do RFPs on fair housing testing, which the BOE passed; and
4. Splitting the Community and Economic Development Unit into two separate entities, where CDBG, OCS, and the Senior Center would be included in Community Development and the Office of Business Resources and CED would be included in Economic Development. The BOE declined to act on this amendment. They postponed the vote, deferring it to the next public Council meeting.

Discussion highlights:

- Choudhury remarked that the proposal to split the Community and Economic Development Units puts our past efforts and input at reorganizing the Department of Planning and Community and Economic Development's structure out the window and asked whether or not the City would attempt a new redesign.
- Bruer said that the Mayor didn't really listen to input he received about the reorganization structure and put Community Development (CD) and Economic Development (ED) together despite the original recommendations from various committees to keep CD and ED separate from one another.
- Hurie said the reorganization process would require further clarification of the CD and ED units.

B. Correspondence and reports from various groups and individuals.

Hurie said that November's Commission packet included a series of articles on poverty for later discussion.

C. Status of Current Projects

The Commission did not discuss this item.

D. Process of 2009-2010 Funding

Hurie asked Commissioners to weigh in on the upcoming 2009-10 Funding Process. He asked everyone to review the Framework and note any comments they feel the Commission should discuss. He said that staff will send Commissioners extra copies of the Framework.

He also asked Commissioners to look over and comment about the application form itself and note what changes, additions, and deletions they would like to see. Hurie said that the CD Office is working with Dane County and OCS on a combined application process.

Hurie asked Commissioners to turn in their comments a week from tomorrow (Friday, November 9).

ADJOURNMENT

Bruer moved to adjourn at 7:45 PM. Bartlett seconded. The motion passed unanimously.

**Respectfully submitted,
Anne Kenny**