



City of Madison

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

Thursday, May 1, 2008

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 9 -

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

Excused: 1 -

Arthur V. Robinson

Also present Hickory Hurie, Mary Charnitz, Anne Kenny (staff)

Charlie Sanders called the meeting to order at 5:13 p.m. and congratulated Tim Bruer on being elected Common Council President. He also announced that Hickory Hurie would be retiring from the City on May 16, making this his last Commission meeting. Sanders wished him well.

WELCOME CHAIR'S REPORT

After welcoming Commissioners, staff, and guests, Sanders reviewed the agenda for the meeting and the items for action for various projects.

PUBLIC COMMENT

Public comment occurred later in the meeting under suspension of rules.

FOCUS ITEMS: Preparation for the Summer Process

APPROVAL OF MINUTES

A motion was made by Markofski, seconded by Choudhury, to Approve the Minutes. The motion passed by voice vote/other. Rummel noted that Cheryl Elkinton's name had been misspelled in the April minutes and asked for that error to be corrected throughout the minutes. The Commissioners voted unanimously to approve the minutes with Elkinton's name corrected

throughout.

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

10139

Movin' Out, Inc, Revision of Rental Contract Terms.

Attachments: [MOI HOME funds.pdf](#)
[Movin' Out Inc Staff Review](#)

Mandeville described Movin Out Inc's (MOI) and WISH's activities and explained that their current contract allows them to acquire five units of housing and convert them to affordable rental housing for people with disabilities. The staff review says that they would like the option of using some of the remaining funds for rehab and for construction of new units as circumstances arise.

Mandeville said that MOI currently owns one unit of rental housing at 402 North Lawn Avenue and stated that building another unit on the same large lot is a possibility they would like to explore. According to the staff review, they are investigating the feasibility of adding a second two- or three-bedroom rental unit on this lot, which is large enough to accommodate the second unit. Constructing a new unit would require the CD Office to revise MOI's current contract.

Discussion highlights:

- New construction is preferable to rehabbing existing properties because the existing properties that MOI has identified would need accessibility modifications. New construction would allow MOI to build in the necessary accessibility requirements at the outset and would, therefore, be more efficient and cost effective.
- MOI has had previous experience with new construction. For instance, they worked with Wisconsin Partnership for Housing Development on the Coachyard Square project. They also work with homebuyers to purchase new construction.

A motion was made by Markofski, seconded by Silverman, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

09945

Authorizing the provision of Community Development funds to assist Porchlight develop a "Housing First" model for families in ways that address City Community and Neighborhood Development Objectives.

Attachments: [Porchlight Housing Inc App](#)

According to the application and staff review, this proposal will replace a previous project approved by the Commission to purchase a building with four two-bedroom units to be used as transitional housing. As stated in Porchlight's

application, Porchlight had originally proposed to acquire a four-unit building of two-bedroom apartments for families on Lake Point Drive. Subsequently, they determined that Lake Point was not a suitable site for Porchlight, and they now believe they can acquire similar housing in other locations for \$270,000. Originally Porchlight had sought \$50,000 for acquisition, but they now believe they will need \$200,000 for acquisition, with \$70,000 coming from other sources. Porchlight anticipates some rehabilitation work will be required and will make one unit accessible to individuals with physical handicaps as part of that rehab.

Porchlight proposes to acquire a Madison property and operate it as "Housing First" housing for families about to become homeless. They plan to partner with the Madison Metropolitan School District (MMSD), where the school district would identify families about to enter shelters for various reasons. Porchlight would then work with each family to place them in housing with stipends for rent and security deposits provided by the United Way. Porchlight would then provide case management to increase the families' independence, while continuing to subsidize the rent to ensure the families pay no more than 30% of their income as rent. Eventually, Porchlight's subsidy would be reduced or eliminated, and the family could either remain in the housing or move to other market-rate housing within the community.

Schooler said that Porchlight started the original program with \$30,000 to assist five families, and four are still in housing. He also said that the United Way has authorized \$40,000 to buy a property.

Discussion highlights:

- Silverman said the program is an excellent idea.
- School social workers identify students whose families are about to enter the shelter system and then contact Porchlight.
- Porchlight tries to find housing that allows children to stay within their current school's attendance boundaries.
- The Lake Point Drive address did not work out because Alder Bruer was against it as being in violation of the Fair Share Housing Plan, which seeks to avoid over concentration of special needs housing in certain areas.
- The highest priority of this program would be to provide rental housing, addressing Objective D, in the 2007-2008 Framework.
- Pham-Remmele voiced her concerns about areas that were left blank on Porchlight's application and would like to know more about how school social workers would choose families for the program.
- Schooler said estimating the amount of funds needed for rehab would be difficult until a property is selected.
- Porchlight will set no timeline for families to move out of the housing, but they would work with families to increase their opportunities to earn higher incomes or to help them get Section 8 vouchers so they could move on if desired.
- Porchlight will report back to the Commission on the process that school social workers utilize to identify families in need of the Housing First program.

A motion was made by Bartlett, seconded by Choudhury, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 1 -

Arthur V. Robinson

Ayes: 7 -

Tim Bruer; Marsha A. Rummel; Monya A. Choudhury; Lina Trivedi; Steven C. Bartlett; Carl G. Silverman and Justin O. Markofski

Noes: 1 -

Thuy Pham-Remmele

Non Voting: 1 -

Charlie R. Sanders

10024

Authorizing the provision of Emergency Shelter Grant (ESG) funds to assist Interfaith Hospitality Network (IHN) to renovate Office space to serve families in ways that address City, Community and Neighborhood Development Objectives.

Attachments: [Interfaith Hospitality Network Day Center Rehab.pdf](#)
[Alder Kerr letter](#)
[IHNolinRehab.doc](#)

A motion was made by Bruer, seconded by Trivedi, to Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION. Discussion:

- Bruer said he would like the Zoning Board to review the proposal to determine whether or not it puts a drop-in facility in an area that is already heavily concentrated with special needs housing. He would like the City Attorney's Office and Zoning to deliberate the question before the CDBG Commission considers it. He would also like Zoning, Alder Kerr, and the applicant to confer about the project with respect to the Fair Share Housing Plan.
- Silverman asked why it was so urgent to refer the proposal to the Zoning Board before the CDBG Commission considers it. He asked why the Commission couldn't act on it at this meeting and then let the Zoning Board discuss it and determine whether or not it conflicts with the Fair Share Housing Plan.
- Bruer said policy issues ought to be considered first before the CDBG Commission acts.
- Choudhury said she is concerned that the Zoning Board won't act right away.
- Rummel asked for Hurie's opinion, and Hurie said that referring it to the Zoning Board would give them time to meet and discuss the issues.
- Rummel asked what the issues are, and Hurie said a few of the issues are as follows:
 - 1) What's the use of the property?
 - 2) Is the proposed use appropriate for the lot?
 - 3) How does the proposal fit in with the Fair Share Plan?
- Silverman said that out of courtesy to the applicant, the Commission should at least let her speak.
- Rummel asked for staff to provide more information on the Fair Share Housing Plan.

The motion passed by the following vote:

Excused: 1 -

Arthur V. Robinson

Ayes: 5 -

Tim Bruer; Thuy Pham-Remmele; Lina Trivedi; Steven C. Bartlett and
Charlie R. Sanders

Noes: 4 -

Marsha A. Rummel; Monya A. Choudhury; Carl G. Silverman and Justin O.
Markofski

Sanders asked for a suspension of rules to allow Rachel Krinsky to make a public statement under the Public Comments section of the agenda.

Krinsky said that time is an issue for the IHN project and that when she discussed the project with Alder Bruer over the phone, he shouted at her for 20 minutes. She also said that the Council website indicates that Julia Kerr is the alder for the property in question.

10136

Second consideration of Vegan Alternative Meal Project

Attachments: [Free Vegan Alternative Appeal.pdf](#)

The applicant was not present to speak to the Commission. The Commission decided not to reconsider the project, determining that they had used sound principles in their previous decision not to fund the project.

STAFF REPORTS

Item E

The Commission discussed Item E from the May Staff Report concerning “a proposal to implement for the remainder of this year a change in terms of homebuyer assistance adopted in the Program Funding Framework for 2009-2010. Staff recommend that in cases involving foreclosure, the amount due to the City be calculated on the basis of ‘net proceeds,’ rather than the current standard approach that uses a fraction of the appreciated value of the property as the basis for calculating the amount due to the City. The ‘net proceeds’ approach will reduce the potential obligation to repay HUD in cases of foreclosure.”

Discussion:

Hurie explained that by altering the terms for homebuyer assistance as stated in the Framework from the current “shared appreciation” model to a “net proceeds” model, the Commission could reduce or eliminate money owed to HUD in cases of foreclosure. With the net proceeds model, senior mortgage holders would be paid first, and the CD Office would then take its share of any

money that remains from the foreclosure sale.

Bruer moved to adopt the staff recommendations as stated in quotation marks in the first paragraph under Item E; Bartlett seconded. The motion passed 8 to 1, with Bartlett, Bruer, Choudhury, Markofski, Pham-Remmele, Silverman, and Trivedi voting aye and Rummel abstaining from voting.

Item F

The Commission discussed Item F from the Staff Report concerning “a proposal to adopt special rules of procedure for the CDBG Commission itself that would permit the Commission to select an alternate to represent the Commission itself on other City committees where CDBG representation is requested, such as the Gardens Committee or the Committee on the Office of Neighborhoods.”

Discussion:

- Bartlett requested to see a written policy or report.

Silverman moved to request a written report from staff. Pham-Remmele seconded. The Commission voted unanimously to pass the motion.

Item G

Hurie handed out binders containing background information for the Commissioners' reference during the upcoming Summer Process. The group discussed the schedule of meetings for the Summer Process. Hurie said funding proposals would be delivered in binders to the Commissioners on June 16. Commissioners agreed that they would prefer to have the proposals arranged in the binders by the date of the agency presentations, rather than alphabetically by agency/project name.

Hurie also handed out a ranking sheet for Commissioners to use as they review the proposals and asked for Commissioners to provide him with their suggestions for changes to the ranking sheet before the next meeting. Final ranking sheets with Commissioners' rating of each project should be given to CD staff directly after the July 10 meeting adjourns.

OTHER REPORT

Gardens Committee (Choudhury):

Choudhury said she would be going to the next Gardens Committee meeting later in May.

Martin Luther King (MLK) Humanitarian Award Committee (Trivedi):

Trivedi had no update for the Commission on the MLK Award Committee.

Emerging Neighborhood Funds Committee (Pham-Remmele):

Pham-Remmele said the Committee still has not met.

Community Development Authority (Bruer):

Bruer had no report but said that Allied Phase II is under discussion.

The CDBG Commission commended Hurie for his 30 years of service. Sanders said that Hurie's efforts over the years have made the City a better place to live and that the practices Hurie developed during his tenure have been nationally recognized as models for community development.

ADJOURNMENT

A motion was made by Choudhury, seconded by Markofski, to Adjourn at 7:15 pm . The motion passed by voice vote/other.