



City of Madison

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

Thursday, January 5, 2012

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL at 5:07
B. Clingan & P. Rood, CDD Office

Present: 5 -
Shiva Bidar-Sielaff; Matthew J. Phair; Daniel A. O'Callaghan; Justin O.
Markofski and Russ Whitesel

Excused: 3 -
Tim Bruer; Robert M. Hunter and Monya A. Choudhury

APPROVAL OF MINUTES - referred to next meeting.

[25243](#)

Public Comment - Affordable Housing Trust Fund

Mayor Soglin – Affordable Housing Trust Fund (AHTF)

Mayor Soglin addressed the CDBG Committee in response to the letter that he had received from JM. The Mayor requested that a review of the AHTF be done. He would like the Committee to review the process for making the funds available, identify the goals and objectives of the fund and to have a competitive process.

R Whitesel asked who should develop the process. The Mayor responded that the CDBG Committee should take a look at it.

D O'Callagher asked how the City can continue to grow the fund.

Mayor responded that he is unsure at this time due to the state cuts that are affecting the City budget.

The Mayor stated 3 criteria for the fund:

1. This fund should be revolving so the length of the loan will need to insure funds are continually be paid to the fund.
2. The type of housing supported will need to be determined. Some examples are SRO, targeted neighborhoods or workforce housing.
3. The process must be competitive in nature.

S Bidar-Sielaff reiterated the need for a competitive process. She also asked what the Mayor's timeframe was

Mayor stated that he hopes to be back to the Committee at the end of January or Mid-February.

Anne Monks asked the Committee about the goals and objectives. She stated that the ordinance does not specifically address the goals.

R Whitesel stated that the RFP would address the goals and objectives.

S Bidar-Sielaff asked that staff draft an RFP for the CDBG Committee to review.

PUBLIC COMMENT

Public Comment

Dave Porterfield stated that he is interested in moving the AHTF forward because time is important for a current Movin' Out project. Dave thanked the committee for their work and supports the RFP process.

Request to change the fair market rent rates after the period of affordability

Public Comment

Brenda Konkel spoke against the recommended staff change. She feels that this change will keep making housing less affordable. She stated that the City needs to do a better job of looking at housing for the lowest income people in our community.

P Rood stated that this issue became apparent after review of several old contracts. The inconsistencies with contract language have made it challenging for staff to determine what an agency should be doing. P Rood asked J Spears to provide additional information.

J Spears stated that we are faced with monitoring projected based on what the contract language says for each of those contracts. The contracts were also based on conditions of different Frameworks creating inconsistency. In an effort to clarify requirement for agencies we are recommending that this change be approved.

Public Comment

Diane Eddings from Common Wealth Development gave an example of what happens to the provider if they were forced to lower their rents. They would lose \$20,000 for 19 units a year.

Marianne Morton from Common Wealth Development stated that the impact is really the lowering of rent more so than the period of affordability. That is the challenge and some contracts have the language and some don't.

DISCLOSURES AND RECUSALS

none

BUSINESS ITEMS

1. [24652](#) Request to change the Fair Market Rent Rates after the Period of Affordability

S Bidar-Sielaff made a motion to approve the staff recommendation.

R Whitesel seconded the motion.

J Markofski clarified that this action will waive contracts which have met their own period of affordability to reduce the rent to 85% FMR.

S Bidar-Sielaff asked if there will be a resolution.

P Rood stated that there will be a resolution.

J Markofski asked for a vote on the motion. The motion unanimously passed.

2. [24927](#) MDC Conflict of Interest

P Rood stated that this is the same company that had the same conflict of interest issue last year. MDC has followed the appropriate steps. No action is needed on the part of the Committee. Rood stated that this needed to come to the Committee so it was publicly noticed.

3. [24929](#) 2012 Committee Structure

B Clingan distributed a memo regarding combining the CDBG and OSC Committees. B Clingan reminded the group that at the previous meeting he was instructed to put a document together outlining how this committee consolidation could occur.

B Clingan stated that if the CDBG and OCS Committees want to go forward it will have to go to the Council and this will require an ordinance change.

David Smith asked whether a survey could be sent to members to see their interest.

D O'Callaghan asked whether we could get a memo out to our partner agencies and solicit their feedback.

B Clingan stated that what I am hearing is that you would like to have a survey for both committees and providers.

B Clingan asked whether there should be a joint committee meeting after the surveys are completed.

The Committee agreed that this was a good idea.

ROLL CALL - Alder Bidar-Sielaff left the meeting for a prior engagement, breaking quorum. This left the following agenda items unfinished.

Present: 4 -
Matthew J. Phair; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Excused: 4 -
Tim Bruer; Shiva Bidar-Sielaff; Robert M. Hunter and Monya A. Choudhury

4. [24940](#) Aging Unit

REPORTS

5. [24930](#) HUD Budget Cuts
6. [24653](#) Neighborhood Center Study
7. [24932](#) Energy Services Update
8. [24933](#) CDBG January 2012 Staff Report
9. [24934](#) Report from committees with CDBG Committee representation and designation of Commission representatives.
1. Gardens Committee (Phair)
 2. Martin Luther King Humanitarian Award Committee
 3. Committee on Office of Neighborhood Support
 4. Community Development Authority (Bruer)

ADJOURNMENT

J Markofski asked for a motion to adjourn. R Whitesel made a motion. M Phair seconded the motion. The motion unanimously was approved.