



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, March 6, 2025

5:30 PM

Virtual meeting

CALL TO ORDER / ROLL CALL

Staff Present: John Vogt, Matt Frater, Maria Davila-Martinez, Jim O'Keefe

Campbell called the meeting to order at 5:33pm with a quorum present

Present: 7 - Dina Nina Martinez-Rutherford; Nikki Conklin; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Matthew J. Phair

Excused: 1 - Megan N. Miller

APPROVAL OF MINUTES

A motion was made by Alder Guequierre and seconded by Alder Martinez-Rutherford to approve the minutes of February 6, 2025. Motion passed by voice vote.

PUBLIC COMMENT

1. [87412](#) Public Comment

No general public comments.

DISCLOSURES AND RECUSALS

No disclosures or recusals.

NEW BUSINESS

2. [87293](#) Adopting the City of Madison's required Five-Year (2025-2029) Consolidated Plan and the first-year (2025) Annual Action Plan (AAP) incorporated therein; approving submission of the Plan(s) to the U.S. Department of Housing and Urban Development (HUD); and accepting the associated Analysis of Impediments to Fair Housing Choice report (AI). (Citywide).

Attachments: [Draft 2_2025-2029 Con Plan Watermark.pdf](#)
[2025 Analysis of Impediments_CDBG Draft - 2025.03.06.pdf](#)

Maria Davila presented status of draft Consolidated Plan following closure of Public Comment period on February 28th and next steps in the process.

Matt Frater provided background and context for the Analysis of Impediments

to Fair Housing Choice and the current Federal rules pertaining to it.

A motion was made by Alder Martinez-Rutherford and seconded by Alder Guequierre to recommend to council to adopt Adopting the City of Madison's required Five-Year (2025-2029) Consolidated Plan and the first-year (2025) Annual Action Plan (AAP) incorporated therein; approving submission of the Plan(s) to the U.S. Department of Housing and Urban Development (HUD); and accepting the associated Analysis of Impediments to Fair Housing Choice report (AI). (Citywide).

Motion passed by voice vote.

A motion was made by Alder Conklin and seconded by Jones to table item 3 and take item 4 first. Motion passed by voice vote.

3. [87409](#) Action: 2024 Consolidated Annual Performance & Evaluation Report (CAPER)

Attachments: [CAPER Draft CR-05.pdf](#)

Discussion.

A motion was made by Jones and seconded by Phair to accept the 2024 Consolidated Annual Performance & Evaluation Report.

Motion passed by voice vote.

Committee members requested a final draft revision to be circulated to the CDBG Committee prior to submission to HUD.

Committee members also requested that future CAPER presentations be organized in the same meeting as the CAPER approval.

4. [87410](#) Staff overview of 2024 Housing Developments and Programs (Affordable Housing & HOME)

Attachments: [2024 Housing Overview AHF and HOME.pdf](#)

Item taken up out of order. Discussion.

Maria Davila and John Vogt provided an overview of the outcomes from 2024 activities funded using Affordable Housing Funds, City Levy, and HOME funds.

Presentation next month will cover outcomes from 2024 activities funded using CDBG and ESG funds.

5. [87411](#) Staff Report

Staff report provided by Jim O'Keefe.

O'Keefe provided an update on the Homeownership RFP and the forthcoming AHF-Tax Credit RFP.

O'Keefe discussed challenges to affordable housing developers including accessing and receiving FHLBC AHP program funding and tax credit

re-pricing. However, there are proposals in State legislation including the expansion of 4% tax credits and extending period of time from 1 to 3 years for which jurisdictions can draw from TIF districts anticipated to close for affordable housing that may benefit affordable housing.

ADJOURNMENT

A motion was made by Phair and seconded by Alder Martinez-Rutherford to Adjourn at 6:41pm. Motion passed by voice vote.