



# Dane County

## Minutes - Final Unless Amended by Committee

### Community Development Block Grant (CDBG) Commission

*Consider:*

*Who benefits? Who is burdened?*

*Who does not have a voice at the table?*

*How can policymakers mitigate unintended consequences?*

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Tuesday, August 3, 2021

5:00 PM

Virtual Zoom meeting:

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Virtual Zoom meeting:

#### A. Call To Order

*The meeting was called to order at 5:00 p.m.*

*Staff and others present: Wyolanda Singleton (Project Home); Rebecca Wiese (Movin' Out); Alan Ferguson (resident); Peter Ouchakof, Joanna Cervantes, and Pedro Ruiz (staff).*

**Present** 7 - RON JOHNSON, GODWIN AMEGASHIE, RICHARD OBERLE, TERESITA TORRENCE, KAREN CROSSLEY, Supervisor KRISTEN AUDET, and DAVE RIPP

**Excused** 4 - MATT EGERER, JEREMIAH DEGOLLON, CYNDA SOLBERG, and TAYLOR BROWN

#### B. Public Comment on Items not on the Agenda

*None.*

#### C. Consideration of Minutes

*Motion by Amegashie, seconded by Torrence, to approve the minutes of the July 6, 2021 CDBG Commission meeting. Motion carried unanimously by a voice vote.*

[2021](#)  
[MIN-190](#)

MINUTES OF THE JULY 6, 2021 CDBG COMMISSION MEETING.

**Attachments:** [7.6.21 CDBG minutes](#)

Approved.

#### D. Presentations

*Presentation from Movin' Out to request a waiver on Dane County rehab and mortgage reduction standards for prospective applicant.*

#### E. Action Items

2021  
ACT-116

MOVIN' OUT REQUEST- EXCEPTION TO MORTGAGE REDUCTION  
AND REHAB STANDARDS.

**Attachments:** [CDBG Commission - Waiver for Alan Ferguson - Signed](#)  
[Report-HQS-1116 WIS-78^J Mount Horeb^J WI 53572](#)

*Amegashie noted an important concept for the Commission to consider with this request, which is that Homeownership is part of Dane County; this is an exception not a rule.*

*Motion by Amegashie, seconded by Ripp, to approve the request by Movin' Out to waive the County's HQS inspection in the mortgage reduction program requirement and waive the 95% loan to value requirement in the Major Home Rehabilitation program; pending approval on the following contingencies:*

- 1. A second mortgage must be secured on the work conducted by Project Home, and*
- 2. A new appraisal on the after work rehab must be completed within 60 days.*

*Upon discussion, the Commission cited four reasons for allowing an exception in still specific request:*

- 1- Buyer has attempted several times to get the owners (landlord) to participate in the Major Home Rehabilitation program at Project Home and they refused.*
- 2- Buyer has financially contributed \$22,000 into the home so far to make it safe and livable.*
- 3- Buyer already lives on the property.*
- 4- Unable to secure assistance in the Major Home Rehabilitation program since the buyer doesn't currently own the home. The Major Home Rehabilitation program would essentially fix the failed HQS items. The buyer is unable to secure the home without passing the HQS inspection.*

*The motion, as presented with the contingencies above, passed unanimously by a voice vote.*

**This item was approved with conditions.**

2021  
ACT-117

APPLICATION REVIEW TEAM MEMBERS AND INTERVIEW DATES.

**Attachments:** [Doodle results ARTinterviews](#)

*Staff presented the results of the Doodle poll showing availability of Commissioners to conduct applicant interviews for 2022 funding proposals.*

*The interviews will be held on August 26 and August 31 beginning at 3:30 p.m. The Applicant Review Team members include Commissioners Amegashie, Ripp, and Brown; Commissioner Oberle and Supervisor Audet will be available as backups.*

**F. Reports to Committee**

[2021](#)  
[RPT-311](#)

RLF LOAN REPORT- AUGUST 2021.

**Attachments:** [08.03.21 RLF report](#)

*Staff has met with Counsel to discuss Little Cardinals Academy repayment and possible collection of loan balance. Counsel recommends allowing the borrower to continue making monthly payments on the loan, and no immediate collection actions are necessary at this time.*

*All RLF borrowers are current on payments as of July 15.*

[2021](#)  
[RPT-310](#)

EXPENDED FUNDS REPORT- AUGUST 2021

**Attachments:** [CDBG - Expenditure Status Report August.2021](#)

*Staff summarized the August Expended Funds Report, noting that DCHA and WPHD are both listed on the report but each has informed the County that they will not be moving forward with their projects.*

[2021](#)  
[RPT-312](#)

CDBG-CV EXPENDED FUNDS REPORT- AUGUST 2021

**Attachments:** [CDBG - Expenditure Status Report August.2021 - CV Grants](#)

*Staff summarized the CDBG-CV Expended Funds Report, noting that most contracts are in the process of being routed for signatures.*

## G. Future Meeting Items and Dates

*September 14, 2021 at 5:00 p.m. (remotely).*

## H. Adjourn

*Motion by Amegashie, seconded by Oberle, to adjourn. Motion carried unanimously by a voice vote, and the meeting was adjourned at 5:55 p.m.*