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# City of Madison, Wisconsin **2021 CAPER**

**Consolidated Annual Performance & Evaluation Report**  
for the period **January 1, 2021** through **December 31, 2021**

*Community development projects and their progress toward the community and  
neighborhood development objectives described in Madison's 2020-2024 Consolidated Plan*

**City of Madison Community Development Division**

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# 2021 Consolidated Annual Performance & Evaluation Report [CAPER]

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## CR-05 - Goals and Outcomes

*Progress the jurisdiction has made in carrying out its strategic plan and its action plan.*

91.520(a)

During 2021, the City's Community Development Division (CDD) maintained its focus on efforts designed to expand the supply of affordable housing, provide opportunities for new microenterprise businesses, create jobs, and support a local service network that will reduce homelessness in our community and make future incidences of homelessness rare, brief and non-reoccurring.

CDD continued to lead the City's efforts to expand its housing supply by implementing the City's Housing Forward plan. The Housing Forward plan was created to expand and improve the supply of housing in Madison. One goal within Housing Forward is to create affordable housing throughout the City. The City partners with developers to use City and Federal funds strategically to leverage other financing; most notably, Federal Low-Income Housing Tax Credits (LIHTCs) administered by the Wisconsin Housing and Economic Development Authority (WHEDA). During the course of 2021, the City evaluated and committed nearly \$4 million through the City's Affordable Housing Funds and \$2 million of HOME to four development proposals. These developments will construct nearly 187 more units of affordable housing and leverage about \$22 million of LIHTCs.

During the Action Plan period, the City focused its federal funds on primary Plan objectives affecting affordable housing, economic development, and neighborhood resources. These focal points continue to be key areas of emphasis during 2021.

2021 highlights include these major activities, completed by the Division or its funded agencies:

1. Stable investment in the community.

The CDD invested over \$6 million in the community to address the goals and objectives outlined in Madison's 2020-2024 Consolidated Plan, plus another \$3.8 million in CARES Act funding for activities that help prevent, prepare for, or respond to the coronavirus. The three primary focus areas were (a) housing development and financing; (b) small business assistance; and (c) neighborhood asset building. Despite uncertainty surrounding the stability of future funding, CDD was able to maintain its financial commitments to partner agencies and continue to support needed programs without service disruptions or project delays.

2. Sustained support of economic development efforts.

In 2021, the CDD's support for organizations involved with business development and micro-enterprise activities fell short of the annual goals established in the City's Strategic Plan. In the area of Job Creation and Business Development, CDBG funds aided the creation of 32 new FTEs, the majority of which were filled by LMI individuals. In addition, CDD-supported organizations provided support and business assistance to about 693 individuals who represent emerging or micro-enterprise businesses.

3. Expansion of the City's support for affordable housing.

CDD provided funding to agencies for efforts to improve household stabilization and to acquire and rehabilitate housing stock in targeted neighborhoods within the City. These efforts promoted household stabilization in a variety of ways. Tenant households were offered financial assistance to fend off the threat of evictions. First-time homebuyers received help to make mortgages attainable and affordable. Cash-strapped homeowners received help to finance needed home repairs or undertake modest renovation projects.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the Consolidated Plan and explain, if applicable, progress was not made toward meeting goals and objectives.**

91.520(g) why

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

**Accomplishments - Program Year & Strategic Plan to Date**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan to Date			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Housing Development & Financing: Homeownership	Affordable Housing	CDBG: <b>\$261,539</b>	Homeowner housing Rehabilitated	Household or housing unit	675	169	25.04%	135	86	63.7%
		City: <b>\$4,535,000</b> CDBG: <b>\$355,000</b> HOME: <b>\$1,763,156</b>	Rental units constructed or rehabilitated	Household or housing unit	400	22 HOME 16 CDBG	9.5% HOME/CDBG	11 HOME 16 CDBG	22 HOME 16 CDBG	140.7% HOME/CDBG
						475 AHF	AHF	270 AHF	205 AHF	75.9% AHF
			Homeowner housing added	Household or housing unit	10	2	20%	0	0	0%
		CDBG: <b>\$20,000</b> HOME: <b>\$518,274</b> HCRI: <b>\$180,000</b>	Direct financial assistance to homebuyers	Households assisted	200	37 CDBG/HOME 20 City/State	18.5% CDBG/HOME	40 CDBG/HOME	27 CDBG/HOME 15 City/State	67.5% CDBG/HOME
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		57			57	
Homeless Services & Housing Stability	Affordable Housing	ESG: <b>\$2,594</b> EHH (ESG / HAP / HPP): <b>\$81,255</b>	Tenant-based rental assistance / Rapid Re-housing	Households assisted	75	14	18.7%	15	1	6.7%
	Homeless	ESG: <b>\$99,600</b> City: <b>\$463,063</b> EHH (ESG / HAP / HPP): <b>\$170,679</b>	Homeless person / Overnight shelter	Persons assisted	12,000	1,880	15.7%	2,400	894	37.25%
	Non-Homeless Special Needs	CDBG: <b>\$40,989</b> ESG: <b>\$25,000</b> City: <b>\$1,283,789</b> EHH (ESG / HAP / HPP): <b>\$146,650</b>	Homelessness prevention / fair housing activities / Other	Persons Assisted	10,000	190	1.9%	2,000	89	4.5%
Small Business Assistance <i>Job Creation &amp; Business Expansion</i>	Non-Housing Community Development	CDBG: <b>\$400,000</b>	Jobs created/retained	Jobs	250	80	32%	50	50	100%
			Businesses assisted	Businesses assisted		6		6		
Small Business Assistance <i>Micro-Enterprise Development</i>	Non-Housing Community Development	CDBG: <b>\$278,853</b>	Businesses assisted	Businesses assisted	5,025	2,309	45.97%	1,005	693	68.9%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan to Date			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Neighborhood Asset Building <i>Neighborhood Focal Point Support</i>	Non-Housing Community Development	CDBG: <b>\$366,000</b> City: <b>\$918,753</b> Future Madison: <b>\$20,743</b>	Public service activities other than low/moderate income housing benefit	Persons assisted	190,000	44,127	23.22%	38,000	18164	47.8%
Neighborhood Asset Building <i>Capital Improvements for Community Organizations</i>	Non-Housing Community Development	CDBG: <b>\$270,000</b>	Public facility or infrastructure activities other than low/moderate income housing benefit	Persons assisted	43,000	150	0.35%	27,828	150	0.53%
Neighborhood Asset Building <i>Neighborhood Revitalization Plans &amp; Projects</i>	Non-Housing Community Development	CDBG: <b>\$41,500</b>	Public facility or infrastructure activities other than low/moderate income housing benefit	Persons assisted	10,000	4,434	44.3%	2,000	0	0%
Planning and Administration	Planning / Administration	CDBG: <b>\$356,460</b> HOME: <b>\$181,966</b> ESG: <b>\$15,988</b> (includes HMIS) City: <b>\$691,439</b> EHH (ESG / HAP / HPP): <b>\$12,174</b> HCRI: <b>\$5,668</b>	Other	Contracts administered	460	156	33.9%	113	72	63.7%

The COVID-19 pandemic had extreme impact on anticipated outcomes included in the 2021 Action Plan. In March 2020, Governor Evers' "Safer at Home" Executive Orders required some of the community facilities to close for a period of time. Community partners paused all in-person operations until proper safety protocols could be established. It was not until mid-2021 that some of those facilities started operating at full operations again.

Also, in response to the State's Executive Order, and for staff safety, the City's rehabilitation loan program was closed in March of 2020 and did not re-open until late in 2021.

Support to micro-enterprises during the COVID-19 pandemic was a high priority for the City of Madison, and additional City Levy support was provided to local chambers to supplement the CDBG contracts through City of Madison funds and the Economic Development Division, for activities that would not be included in the scope of this CAPER.

***Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.***

In 2021, the City of Madison's use of federal HUD funds, particularly CDBG, was consistent with the goals, priorities and objectives described in both its 2020-2024 Consolidated Plan and its 2021 Action Plan. The City's primary emphasis was on affordable housing, including housing development and financing, housing stability and homeless services. In addition, the City invested significant resources in both its small business assistance goal and in its neighborhood asset building goal.

## CR-10 - Racial and Ethnic Composition of Families Assisted

*Describe the families assisted (including the racial and ethnic status of families assisted).*

91.520(a)

### Assistance to racial and ethnic populations by source of funds

	CDBG	HOME	ESG
White	9,786	21	329
Black or African American	5,029	20	554
Asian	983	1	1
American Indian or American Native	92	0	13
Native Hawaiian or Other Pacific Islander	0	0	0
<b>Total</b>	<b>15,890</b>	<b>42</b>	<b>897</b>
Hispanic	3,104	5	93
Not Hispanic	12,186	37	869

The racial and ethnic composition of families assisted by the City CDD was generally in line with expectations for 2021. As anticipated, racial and ethnic minorities were significantly over-represented as compared to Whites, who comprise 77.5% of Madison's overall population.

Of those assisted by the City's CDD in 2021, 60% were White, 33% were African American, 6% were Asian, and approximately 1% were American Indian, American Native, Native Hawaiian or Other Pacific Islander. In addition, approximately 19% were Hispanic. There were 70 persons served by federal funds that identified as Other/Multiple Race that are not counted in the chart above. In addition, 17 clients did not answer the question on Race.

**Identify the resources made available.**

Source of Funds		Anticipated Total Resources Made Available During 2020-2024 Consolidated Plan	Amount Expended During 2021 Program Year
CDBG		\$ 16,014,293	\$ 2,390,341
HOME		16,120,070	2,463,396
ESG		828,629	143,182
Other Sources	City of Madison	49,597,727	7,892,044
	EHH (ESG / HAP / HPP)	2,950,000	410,758
	Future Madison	103,978	20,743
	HCRI	1,240,675	185,668

In 2021, the CDD used a diverse array of federal, state and local funds to support programs and projects across its three primary goal areas.

**Identify the geographic distribution and location of investments.**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
n/a	n/a	n/a	n/a

The City CDD does not undertake geographic targeting, per se. Its approach to geographic allocation of funds is to support core service activities that address community-wide concerns while simultaneously focusing some resources on targeted high-needs neighborhoods. This system primarily benefited low- and moderate-income households (defined as those with incomes of less than 80% of the area median and hereafter referred to as LMI). City CDD-funded activities occurred primarily in census tracts in which 51% or more of households met the HUD LMI standard of 80% or less of area median income.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

In 2021, the CDD secured and put to use other public resources to address local community development priorities. In 2021, the CDD was awarded the following State of Wisconsin funds:

- Emergency Solutions Grant (ESG)
- Homelessness Prevention Program (HPP)
- Housing Assistance Program (HAP)
- Housing Cost Reduction Initiative (HCRI)

During 2021, the City's CDD worked with community agencies, neighborhood groups, private businesses and public sector partners to leverage additional community and neighborhood development resources. In many cases, the CDD was the first agency to fund a project, thus helping to leverage additional public and private funds.

Federal resources from HUD leveraged City of Madison general purpose revenue (GPR) to support programs and projects throughout the City. Based on the priority given to neighborhood centers by local residents, the history of funding provided to homeless services, and the federal spending caps, the City continued to supplement key public service projects, with a particular focus on homelessness. The total City commitment to these CDD-funded activities amounted to roughly \$2.67 million in 2021. Besides investing in the operations and programming at neighborhood centers, the City has also begun to purchase properties

(with GPR) that will operate as future neighborhood centers in some of the City's targeted areas. The ownership of property to support the need for community space in neighborhoods is an expansion of the City's commitments to neighborhood centers.

In years where HOME funds were committed, the City of Madison seeks a match of 25% of granted funds from each sub-recipient agency or developer that receives HOME funds. In July 2021, HUD issued a set of HOME Match reductions for Wisconsin's Participating Jurisdictions due to the COVID-19 pandemic, which again included waiving the City of Madison's HOME Match requirement for the year. The City nevertheless collected Match for a HOME-funded rental development and for HOME-funded homeownership loans administered by two of the City's sub-recipients. A total of \$903,350 was reported as a HOME Match contribution for 2021. For ESG projects, funded agencies were required to provide a one-for-one match. The City CDD provided the required match for ESG administrative funds. A total of \$903,350 in HOME funds was matched by agencies, as noted above, while \$143,182 in ESG Match funds was contributed from funds allocated by the State of Wisconsin.

#### Fiscal Year Summary - HOME Match Report

1. Excess match from prior Federal fiscal year	\$ 5,077,765
2. Match contributed during current Federal fiscal year	\$903,350
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$5,981,115
4. Match liability for current Federal fiscal year	\$ 0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$5,981,115

#### Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash <i>(non-Federal sources)</i>	Foregone Taxes, Fees, Charges	Appraised Land / Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
MOI BK178.21	08/30/21	\$15,000						\$ 15,000
MOI BK179.21	10/29/21	\$23,500						\$ 23,500
MOI BK176.21	06/08/21	\$6,000						\$ 6,000
MOI BK175.20	05/21/21	\$10,500						\$ 10,500
MOI BK177.21	06/24/21	\$4,000						\$ 4,000
CWD DD017.20	07/15/21	\$154,858	\$456,314					\$ 611,172
Habitat BJ067.21	04/15/21	\$92,478						\$ 92,478
Habitat BJ068.21	05/14/21	\$51,934						\$51,934
Habitat BJ069.21	06/24/21	\$45,795						\$45,795
Habitat BJ070.21	09/30/21	\$42,969						\$42,969

## HOME MBE/WBE report

### Program Income

Enter the program amounts for the reporting period.

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 1,741,945	\$ 1,164,451	\$ 560,168	\$ 0	\$ 2,346,228

### Minority Business Enterprises and Women Business Enterprises

Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	2	0	0	0	0	2
Dollar Amount	\$ 9,604,888.00	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,604,888.00
<b>Sub-Contracts</b>						
Number	30	0	0	1	2	27
Dollar Amount	\$ 2,722,477.66	\$ 0	\$ 0	\$ 17,850.00	\$ 297,159.41	\$ 2,407,468.25
	<b>Total</b>	<b>Women Business Enterprises</b>			<b>Male</b>	
<b>Contracts</b>						
Number	2	0			2	
Dollar Amount	\$ 9,604,888.00	\$ 0			\$ 9,604,888.00	
<b>Sub-Contracts</b>						
Number	30	8			22	
Dollar Amount	\$ 2,722,477.66	\$ 1,261,225.04			\$ 1,461,252.62	

### Minority Owners of Rental Property

Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

### Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition.

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0



**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

#### Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	353	124
Number of Special-Needs households to be provided affordable housing units	0	11
<b>Total</b>	<b>353</b>	<b>135</b>

#### Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance *	0	0
Number of households supported through the Production of New Units	232	30
Number of households supported through Rehab of Existing Units	91	86
Number of households supported through Acquisition of Existing Units	30	19
<b>Total</b>	<b>353</b>	<b>135</b>

\* The City of Madison did not adopt this specific goal as part of its 2021 Action Plan.

#### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

For 2021, differences between one-year goals and actual outcomes have to do primarily with the timing of large affordable housing development projects supported by the City's Affordable Housing Initiative in concert with Low-Income Housing Tax Credits. The City saw four completed developments that were funded through the Affordable Housing Initiative, which was a substantial increase over previous years attributable to the pent-up demand for affordable housing in the tight Madison housing market. A larger number of affordable housing units are expected to be delivered in 2021. All of the two-hundred-seventy (270) households supported by the City of Madison during 2020 were assisted, in part, by the Affordable Housing Initiative.

#### Discuss how these outcomes will impact future annual action plans.

Units completed as part of AH/ LIHTC-supported projects in 2022 will be reflected in the City's 2022 CAPER. Future annual action plans will continue to incorporate LIHTC projects on a schedule that accurately reflects the number of awards provided in a given year and takes into account the latest construction timelines to ensure a more accurate estimate of likely outcomes. In 2022, CDD will continue to be aggressive at seeking out development proposals that can leverage federal and other non-governmental funding sources. Additionally, the City's Common Council has committed additional funding to the AH/ LIHTC, which will allow the City to increase the supply of development proposals that leverage funding sources other than tax credits. This should yield an increase in the number of assisted households in the 2022 and 2023 CAPERs.

#### Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Unlike in past years, the largest population to which the City of Madison distributed its federal funds was persons who were extremely low-income, but low-income and moderate-income persons still represented nearly half of all persons served. The below table includes numbers that are substantially lower than in previous years. This is attributable to a change in our reporting methodology, as numbers reported in this table in previous years reported all beneficiaries of CDBG funds, rather than only beneficiaries of CDBG-assisted housing activities.

## Number of Persons Served

	CDBG Actual	HOME Actual
Extremely Low-income	26	2
Low-income	28	1
Moderate-income	28	4
<b>Total</b>	<b>82</b>	<b>7</b>

## CR-25 - Homeless and Other Special Needs

91.220(d, e); 91.320(d, e); 91.520(c)

### Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

#### ➤ Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Madison, along with the Dane County Continuum of Care (CoC), created a Coordinated Entry process so that all literally homeless individuals receive a common needs assessment. The community uses the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) designed by OrgCode Consulting, LLC. Additionally, the community uses the VI-SPDAT tools that are specific to families and to transition age youth to account for their unique needs. Staff at emergency shelters and the local day resource center for people experiencing homelessness are trained on completing the assessment. In addition, street outreach workers are trained in the assessment, and function as a mobile hub for connection to the Coordinated Entry System. Staff at the day resource center and outreach workers are in a key position to engage with people who are experiencing unsheltered homelessness. Trainings are provided regularly to ensure that staff providing coordinated entry functions are up to date on the assessment tool and community expectations. Assessments are done within 7-10 days of an individual or household experiencing literal homelessness and individuals or households are quickly placed on the CoC's Housing Priority List. All staff with coordinated entry duties ensure that assessments are entered into the Homeless Management Information System (HMIS) accurately. Dane CoC has added supplemental questions to the VI-SPDAT in order to gauge additional needs that may require a direct referral to local programs (i.e., victim service providers, Veterans Services). The City of Madison financially supports street outreach teams to reach out to unsheltered individuals to complete needs assessment and connect to shelter and other services.. There is a weekly outreach meeting, which brings together paid outreach as well as grass roots or faith based volunteers who reach out to the unsheltered population. The purpose of the meetings is to ensure that individuals are connected to outreach services that meet their needs, share information and resources and develop connections to housing opportunities. Street outreach providers have worked together to identify the populations and geographic areas they serve in order to avoid duplication of services. Street outreach workers are collaborating and addressing immediate needs of this vulnerable population of people living on the streets.

#### ➤ Addressing the emergency shelter and transitional housing needs of homeless persons.

- The City of Madison supports the operations and case management at emergency shelters in the Dane CoC. The City assists shelters to ensure their programs are quickly assisting households to move into permanent housing. To do this, the City supports a variety of support services such as case management, job training, and rapid re-housing. The City reviews performance outcomes such as average length of stay (HUD Performance Measure 1) to ensure the shelters are high performing. All shelters must participate in Coordinated Entry and shelter providers meet bi-monthly to address concerns or improve services. To help support emergency shelters, the City supports the Day Resource Center, which can provide additional case management needs for homeless individuals. Shelter providers are engaged in ongoing evaluation of their shelter rules and policies looking for additional ways to make their facilities low barrier and housing focused.
- The Dane CoC has decreased transitional housing stock, converting much of it to permanent housing. CoC funds are not used to support transitional housing. There are a few population-specific transitional housing programs in the CoC (veterans, families, fleeing domestic violence, single women). The City will support effective low-barrier transitional housing that is targeted to specific populations or transitional housing used specifically for bridge housing while a household waits for available permanent housing.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City took the following actions funded with federal, state, and local funds, as outlined in the *Community Plan to End Homelessness for Dane County*:

- Provided support services to eliminate barriers that keep homeless persons from stable housing. Support services include case management, job coaching and employment searches, obtaining mainstream resources, advocating for alcohol and other drug treatment, accessing mental health services, providing assistance with child care and parenting issues, budget counseling and protective payees when warranted, accessing transportation, and learning how to communicate with landlords and neighbors.
- Provided safety net housing in the form of funds for staff and operations of emergency shelter until more permanent, stable housing can be obtained.
- Provided case management to homeless families to identify housing in an attempt to divert them from emergency shelter.
- Provided an inventory of affordable housing through ESG- and State-funded rent subsidies that make existing housing affordable for formerly homeless families.
- Continued working with developers to create units with supportive services that are specifically for households experiencing homelessness.

Since the COVID pandemic and the acceptance of virtual meetings, the CoC has developed relationships at the State level to help prevent households from entering into homelessness. The CoC provides education to State agencies on services available within the CoC. Discussions are ongoing to identify areas of collaboration. The CoC has met one-on-one representatives from Department of Health Services, Department of Corrections, Department of Public Instructions and Wisconsin Economic Development Authority (WHEDA). The Wisconsin CoCs and representatives from State agencies meet on a weekly basis to discuss needs and solutions for people experiencing homelessness. These meetings developed as a response to COVID-19, but have continued due to the valued collaborations.

The Dane CoC was selected in Fall 2022 for HUD's Youth Homelessness Demonstration Project (YHDP) and was awarded nearly \$2.5 million. Through the planning process, the CoC is working with the Youth Action Board, child welfare agency and other youth providers/stakeholders. This group will identify needs and develop a Community Coordinated Plan that meets the identified needs of youth and young adults in our community.

Healing House is a project operated by Madison-Area Urban Ministry and provides medical respite services to households with children. The County Jail has hired reentry staff who work closely with the CoC in an attempt to avoid discharge into homelessness and make connections to Coordinated Entry as appropriate. The reentry staff are trained on the VI-SPDAT in order to quickly connect individuals. The CoC has a working relationship with the Employment and Training Network in order to proactively align homeless services with employment services.

The City's actions to prevent homelessness were accomplished by funding activities that included housing counseling and financial assistance in the form of rent in arrears and short-term rent subsidies to help tenants maintain their housing. COVID-response funds have been instrumental in the efforts to prevent homelessness. Services included the following prevention activities:

- short-term rent subsidies;
- rent payments; and
- housing mediation with landlords and tenants who are being evicted, in order to prevent eviction.

The City provides funding for diversion practices into the homeless services system. Households who had a safe place to stay, but needed support to do so, are offered financial and support services. The CoC believes that shelter space should be available

to those who have no other safe alternatives. If a household has a safe space to be, the CoC will support that and provide assistance to secure permanent housing. As diversion services are getting off the ground, we see that some households are obtaining permanent housing without ever needing to enter the emergency shelter.

- **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The CoC provides shelter case management/outreach services to people experiencing homelessness with the purpose of assisting with the transition to permanent housing and independent living. The services provided are housing-focused to shorten the length of time that people experience homelessness. In addition, the CoC uses Rapid Re-housing, Permanent Supportive Housing and other permanent housing opportunities to transition people quickly into housing units. These resources provide entry cost assistance and ongoing rental assistance. There are numerous housing programs in the CoC that provide varying levels of support services in order to assist households to maintain their housing and avoid reentering homelessness. This is done through connection to natural supports, connection to neighborhood resources and accessing employment and mainstream resources.

The CoC received ESG-CV funds and used some of these funds to expand Rapid Re-housing projects for both single adults and households with children. These funds allowed the CoC to not only expand the number of Rapid Re-housing slots available in the community, but also expand the number of agencies providing this service.

The CoC partnered with the Community Development Authority and Dane County Housing Authority to administer Emergency Housing Vouchers. The community was awarded a total of 114 vouchers. Approximately half of the vouchers are used for people currently in Permanent Supportive Housing for Rapid Re-housing who are ready to “move-on.” The remaining vouchers are used for people currently experiencing homelessness. People with disabilities are prioritized for this resource as they may have limited opportunities to increase income to obtain and maintain housing.

In looking at System Performance Measures, the CoC has seen changes that are related to hardships and resources from the COVID-19 pandemic. There was a slight decrease in the amount of adult stayers and leavers who were able to increase income in the last fiscal year. There is a slight increase in the length of time people experience homelessness. During the COVID-19 pandemic, shelters eliminated the 90-day maximum stay policy. Additionally, hotels are used for the most vulnerable populations in our community and we find that many folks are staying longer in these settings before transitioning to permanent housing. These folks have significant physical, mental health or substance use conditions and use the time in the hotel to rest and heal. When households exit to permanent housing, about 32% of them are returning to homelessness after two years which represents a slight increase. The CoC continues to work on ways to prevent returns to homelessness and increase exits to permanent housing. When households enter permanent housing, we see that 94% of them either maintain that housing or move to other permanent housing.

If a housing situation is not working for a household, the agencies within the CoC work together with the household to identify housing opportunities that might work better. The community recognizes that ending homelessness is the responsibility of all agencies. Relationship building among agency staff will assist in collaboration and coordination of services.

## CR-30 - Public Housing

91.220(h); 91.320(j)

### **Actions taken to address the needs of public housing.**

The Community Development Division (CDD) and the City's Community Development Authority (CDA) continued their successful collaboration on initiatives aimed at both increasing the number and improving the quality of affordable housing units available in the City of Madison. In 2021, efforts remained focused on four ongoing initiatives:

1. Creating homeownership opportunities for individuals with housing choice vouchers, in collaboration with community partners who provide needed supportive resources.
2. Reinforcing neighborhood revitalization goals through strategic use of place-based housing choice vouchers.
3. Aligning both place-based vouchers and public housing residency with employment and training, and other services to

support increased self-sufficiency.

4. Combining resources to create housing opportunities for the City's most vulnerable citizens, particularly the chronically homeless.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.**

In 2021, the CDD and CDA continued to collaborate on programs and services supporting households' access to homeownership opportunities. The CDA's Mosaic Ridge Project, designed to assist first-time homebuyers at a variety of incomes with purchase of single-family homes as part of the Allied Neighborhood re-development plan, is one such example. CDD partners with CDA to support folks with Housing Choice Voucher holders, convert from rental to owner and provided education to various vouchers holders on the process in 2021. CDA has worked with a local realtor who is working closely with CDD staff to create financing packages for new potential homeowners. The CDA currently assists 41 households with their mortgage payments, almost all of whom received down payment assistance through the CDD.

### **Actions taken to provide assistance to troubled PHAs.**

Existing PHA operations are strong and required no assistance during the program year.

## **CR-35 - Other Actions**

*91.220(j)-(k); 91.320(i)-(j)*

### **Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

*91.220 (j); 91.320 (i)*

In 2017, the City began to administer an ordinance to provide a waiver to the Park Impact Fee for affordable housing development projects, requiring land use restriction agreements to ensure long-term housing affordability. This change removed this cost-barrier to the development of affordable housing.

The City also continued its commitment to the Affordable Housing Initiative (AHI), originally launched in 2014. The AHI was designed to strategically commit City funds in successfully leveraging federal Low-Income Housing Tax Credits (LIHTCs) for affordable rental housing projects. The City's AHI originally set a goal to add 200 of rental units each year, for a five-year period. The City has exceeded that goal and additional funds have been committed in the capital budget to build on the success of the initiative.

In addition to successfully leveraging LIHTC benefits, the City expects to work with at least one of these projects to access additional Tax Incremental Financing (TIF), leveraging additional financial support for affordable housing development. In 2020, the City released a Request for Proposals (RFP) for Affordable Housing Funds to entertain smaller and "missing middle" housing developments from developers not seeking federal LIHTCs. While the first commitment of Affordable Housing Funds for a non-tax credit project was made in 2019, the projects that received funding in 2021 from this RFP were the first recipients of funds from the AHI awarded through a competitive process.

### **Actions taken to address obstacles to meeting underserved needs.**

*91.220(k); 91.320(j)*

During 2021, the City of Madison's Community Development Division (CDD) undertook a variety of actions to address obstacles to meeting the needs of underserved persons and households. The Division partnered with area nonprofits, businesses, funders, the Homeless Services Consortium, and the Madison Metropolitan School District to identify community needs, refine priorities, and discuss ways to eliminate barriers to addressing identified needs.

CDD staff continued its use of the City's Neighborhood Indicators program as part of its community development research, strategy development and implementation efforts, and uses this data to inform its Site & Neighborhood Standards. With ten years of information to draw from, the Neighborhood Indicators data has been instrumental in identifying particular characteristics of neighborhoods on which the Division can strategically target its resources.

The City has continued to expand the activities under its Racial Equity and Social Justice Initiative (RESJI), with a focus on integrating racial equity and social justice strategies within the City's budget and policy decision-making processes.

In 2021, CDD staff continued to serve on various committees throughout the Madison area as part of a broad effort to develop strategies to address the needs of local underserved populations. Examples of such groups and committees include the City's Neighborhood Resource Teams, the Homeless Services Consortium, the Allied Task Force, Food Policy Committee, and the Home Buyers Round Table.

CDD staff worked with members of the City's Planning and Building Inspection Divisions, as well as with members from the City's Community Development Authority to create a staff committee designed to implement strategies and define metrics called out in the City's 2019 Analysis of Impediments to Fair Housing Choice (AI) report.

#### **Actions taken to reduce lead-based paint hazards.**

*91.220(k); 91.320(j)*

The City continued to implement lead paint hazard control activities into its HUD-funded activities. The City-County Public Health Department and City Building Inspection Division continued to coordinate implementation of a local ordinance designed to reduce lead paint removal and dust hazards to neighbors. The City notifies all homeowners with identified lead paint deficiencies of the availability of low-interest installment loans and deferred payment loans for rehabilitation (available to LMI households) to assist in remediation.

The CDD continued to enforce regulations on lead paint hazards, and the City encountered no difficulties in complying with these regulations. The Division requires a lead hazard inspection for all CDD-assisted residential properties built before 1978. These inspections were scheduled and paid for by the CDD.

#### **Actions taken to reduce the number of poverty-level families.**

*91.220(k); 91.320(j)*

Activities administered by the Community Development Division (CDD) concentrate on initiatives designed to improve the quality of life and expand access and opportunities to the City's neediest residents. Specifically, the CDD works to expand decent and affordable housing opportunities, create strong and vibrant neighborhoods, and expand economic opportunities for low- and moderate-income individuals throughout the community.

The Division continued to implement three major strategies to help reduce poverty within the City of Madison. These include:

- **Access to information**  
Marketing information about available resources to poverty level households;
- **Resource coordination**  
Ensuring that CDD-funded housing assistance programs are proactively linked to other resources needed by people living in poverty; and,
- **City resources**  
Improving the City of Madison's CDD-based resource delivery systems to be more responsive to people living in poverty.

In 2021, the CDD continued its intensive review of all funding priorities and strategies in the Division. The goal of this process, known as Results Madison, is to ensure CDD is held accountable for performance based budgeting and provides baseline data measures for the City. Once baseline data measures are established, CDD will be able to track the effectiveness of funding from various sources and how the impact of these funds can reduce the number of poverty-level families. The Results Madison process concluded in 2018, and the outcome has helped to inform how the entire division prioritizes its budgeting. There is now more clarity regarding what the Division funds, and the City and federally funded funding objectives are clearly represented under one of five Division goals.

#### **Actions taken to develop institutional structure.**

*91.220(k); 91.320(j)*

During 2021, the CDD continued to refine and revise its programs, create efficiencies, and improve service delivery. A major undertaking in 2020 was the continuation of greater coordination between the Community Development Division and Economic Development Division, which has allowed the CDD to better capitalize on staff expertise when reviewing applications for financial

assistance through the AHI. Furthermore, the CDD also continued to enhance its coordination with the City's Planning Division. The Planning Division includes CDD staff in preliminary land use application discussions with applicants contemplating affordable housing, enhancing work product and improving efficiencies. As mentioned above, the CDD also took the lead in coordinating an interagency housing staff team that will work to identify and implement strategies identified in the 2019 to lower barriers to fair housing choice.

On a broader City level, CDD staff continued to play an active and important role in the City's Neighborhood Resource Teams. These inter-departmental teams are comprised of City staff from departments that play a key role in City neighborhoods with high levels of poverty. Among the key City partners are the Building Inspection Division, the Police and Fire Departments, as well as the CDBG and Community Resources offices within the CDD. Division staff also participated alongside other City agencies on the Equity Core Team, a group tasked with developing an "equity lens" the City uses as part of its policy-making and budgeting decision-making processes. The Equity Core Team provides foundational staff leadership and support for the City's Racial Equity and Social Justice Initiative (RESJI).

**Actions taken to enhance coordination between public and private housing and social service agencies.**

*91.220(k); 91.320(j)*

In addition to its 2021 organizational initiatives, the CDD worked with its community partners to plan, develop, and invest in proven and innovative projects that contributed to the priorities and objectives established by the CDBG Committee, Mayor, Common Council, and city residents.

The Division continued its collaborative efforts with other local funders in an effort to overcome gaps in institutional structures and enhance coordination of community development efforts. Among the local funders with whom CDD staff worked were WHEDA, United Way, and Dane County Human Services. While planning began in early 2020 on the City's annual networking event designed to connect developers with supportive service providers, the COVID-19 pandemic prevented the event from being held. In addition, Division staff continued working with local coalitions, including the Homeless Services Consortium, Third Sector Housing, neighborhood center executive directors, and the Home Buyers Round Table.

The CDD continued its strong collaboration with community organizations to enhance and expand efforts to address homeless issues. In 2021, these efforts included acting as applicant, contract administrator and fiscal agent for State EHH funds (Emergency Solutions Grant, Housing Assistance Program, and Homeless Prevention Program) on behalf of the local consortium of homeless prevention agencies. The CDD also served formally as collaborative applicant for the Madison/Dane County Homeless Assistance Program. In addition, CDD staff provided necessary environmental reviews for local agencies receiving Continuum of Care contracts for rental assistance directly from HUD.

The City's Community Development and Planning Divisions published the first version of the new Housing Snapshot report to establish reliable metrics to measure the City's progress in overcoming barriers and impediments to housing choice identified in the AI. This report includes current data on the City's housing data, with a focus on trends and socioeconomic disparities experienced by various racial and ethnic groups. The housing report identifies supply and demand issues in both the market and affordable housing sectors; the primary challenges affecting the overall housing market; and highlights the impact of local initiatives on housing within the City. The report will be updated annually to illustrate market trends and demographic shifts, and provides a resource that all City agencies and staff can rely on for consistent data related to housing.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice.**

91.520(a)

In 2021, the City continued to work with its public and private community partners to fund and implement a wide range of affordable housing development projects, downpayment assistance programs, homebuyer education and financial literacy programs, and fair housing education and enforcement programs. The City's efforts to address impediments focused principally on actions to increase the supply of rental housing, increase the number of affordable housing options within the City, and mitigate spatial impediments.

More specifically, the City took the following steps in 2021 to address the five categories of impediments to fair housing identified in the 2019 AI:

(1) Actions to Address Supply Impediments

- Worked with developers to move forward projects awarded both City Affordable Housing Funds and WHEDA Low-Income Housing Tax Credits (LIHTCs). These projects will increase the supply of the rental housing stock in Madison. Each project contains a set number of units, generally 85% of total units that are income- and rent-restricted for affordability.
- Continued to offer a point scoring preference for funding requests that include affordable housing units with a greater number of bedrooms.

(2) Actions to Alleviate Affordability Impediments

- Collaborated with stakeholders from throughout the City during the AI and Consolidated Plan public input processes to encourage the inclusion of agencies focusing on assisting low- and very low-income residents.
- Worked with staff from the Community Development Authority, tasked with staffing the City's Housing Strategy Committee, to evaluate the impacts of the housing market on various racial and ethnic groups, as part of the City's new Housing Snapshot report.
- Increased the minimum period of affordability for City Affordable Housing Funds to 40 years to promote longer-term affordability.

(3) Actions to Alleviate Financial Impediments

- Provided funding for homebuyer education with specific marketing to minorities and low-income households.
- Continued to provide downpayment assistance to low- and moderate-income homebuyers.
- Supported post-purchase education to improve the ownership experience through participation in the Home Buyers Roundtable.
- Encouraged local lenders to Affirmatively Further Fair Housing through direct communication with lenders and through participation in the Home Buyers Roundtable.

(4) Actions to Alleviate Spatial Impediments

- Addressed and resisted neighborhood opposition to affordable housing through the active participation of City staff in neighborhood meetings, Plan Commission meetings, and Common Council meetings.
- Collaborated with staff of the Community Development Authority, Economic Development Division, Planning Division, Building Inspection Division, and with WHEDA to prioritize for new units, neighborhoods that are well located with key amenities and without concentrations of low-income households.
- Collaborated with staff of the Economic Development and Planning Divisions on the City's AI and new Housing Snapshot reports.
- Prioritized for City Affordable Housing funding projects that are located along transit corridors.
- Continued to enhance our Affordable Housing Targeted Areas map to ensure that funding for additional income-restricted units did not further concentrate low-income households in areas with higher rates of poverty or concentrations of existing subsidized housing units.

(5) Actions to Alleviate Administrative Impediments

- Created an interagency staff team to foster increased collaboration and coordination around affordable housing among City



departments and divisions.

- Ensured Department of Civil Rights evaluated and enhanced the procedure process for Fair Housing Complaints.
- Actively sought women and people of color to serve on the City's CDBG Committee. The committee now includes four people of color and four women.

### ***Analysis of Impediments to Fair Housing Choice***

#### **(1) Race & Ethnicity Impediments**

- Moderate to high racial segregation in areas of the City may indicate barriers to geographic housing choice by race/ethnicity.
- Lack of affordably priced units with 3+ bedrooms in specific neighborhoods, especially in neighborhoods with larger Populations of Color.
- Segregation by race/ethnicity within ELI/VLI households shows potential housing discrimination or other barriers for equal access.
- Disproportionately higher levels of eviction in neighborhoods with higher populations of Persons of Color disproportionately impact future housing choice.
- Black/African American individuals and families enter homelessness at a greater rate than other households in the same economic condition, indicating greater levels of housing instability.
- Lack of access/opportunity for economic mobility in areas that are concentrations of Households of Color, and/or poverty directly impede affordable housing opportunity for Households of Color.
- Increasing owner-occupied sales prices in areas that are already moderate- to high-income can exclude lower-income households that are disproportionately Households of Color.
- Extreme disparities in rates of incarceration by race/ethnicity directly impede future housing opportunity, furthering wage gaps and segregation in the City.

#### **(2) Age Impediments**

- Lack of assisted housing options for current and future aging populations.
- Lack of enough units within neighborhood interiors for current and future aging populations to downsize.

#### **(3) Disability Impediments**

- Black/African American households have greater need for accessible units.
- Lack of accessible units/units with services to accommodate increase in current and future aging populations, especially those with disabilities.
- Lack of affordable accessible units disproportionately affects low-income populations, who are more likely to have a household member with a disability.

#### **(4) Income/Affordability Impediments**

- Continued lack of supply of lower-rent units creates persistent affordability mismatch and high levels of cost-burden for lower-income households.
- Lack of affordable units disproportionately affect Households of Color, who have a disproportionately higher need for lower-rent units due to cost burden and income disparities.
- Lack of mixed-income neighborhood housing options may perpetuate economic and racial segregation.
- Low labor force participation in some lower-income Census Tracts that display high access to employment opportunities demonstrates a skills mismatch among employers and the potential employees that they are located near.
- Owner-occupied home prices rising faster than incomes in the City, creating a growing income barrier to homeownership.
- Lack of owner-occupied housing stock affordable to low- and very-low income households may perpetuate economic and racial segregation.
- Lack of supply of rental units priced affordably for moderate- to high-income households may “squeeze” the housing market.

#### **(5) Housing Stock Impediments**

- Lack of new construction of affordable homeownership options, coupled with decline in single-family attached and condo construction activity, may lead to increased cost of ownership - disproportionately affecting lower-income households.
- Little to no rental housing available in specific neighborhoods limits housing choice and opportunity, and lack of supply of units disproportionately impacts lower-income households.
- Areas with few “missing middle” housing types, especially areas mostly consisting of single-family detached homes, exclude groups more likely to be renters rather than homeowners, and limit options to age-in-place.
- Lack of affordable owner-occupied and rental housing stock in West Madison creates geographic segregation.
- Lack of affordable rental housing in moderate- to high-income areas may perpetuate economic and racial segregation.

### ***Analysis of Impediments to Fair Housing Choice, continued***

(6) Lending Impediments

- Pronounced disparity in lending patterns by race/ethnicity, even for high-income Households of Color.
- Mortgage lending denial rates, primarily for reasons of credit history, create racial disparities in ownership.
- Lack of affordable housing in established moderate to higher-income neighborhoods with high concentrations of owner-occupied housing stock effectively serves as a barrier to homeownership in the City.

(7) Education Impediments

- Unequal access to higher-achieving public schools influences students' long-term earning potential.
- Lower high school completion rates impact earning potential of individuals by race/ethnicity, disability status, and childhood household income.

(8) Public Impediments

- Difficult for tenants to file housing discrimination complaints with City and City-contracted agencies results in low numbers of fair housing complaints.
- State law preempts City's ability to post notice of available tenant resources and rights in rental buildings.
- Lack of frequent transit service in specific areas with higher than average concentrations of low-income households limits mobility of lower-income residents.
- High land costs make it difficult to develop multifamily affordable rental in higher-income areas.
- Many housing types are conditional instead of permitted uses in Madison's Zoning Ordinance, creating administrative restrictions and barriers to accessibility and affordability.
- Zoning ordinance restricts the number and density of housing units that can be created in established neighborhoods.

(9) Legislative Impediments

- State landlord-tenant law currently allows 5-day, no-cure eviction notice for suspicions of criminal activity, with current eviction patterns shown to be more likely in Communities of Color.
- Frequent state law changes impacting tenant rights makes it difficult for the City and City-contracted agencies to educate tenants of changes to law.
- State law preempts City's ability to implement solutions to affordable housing shortage common in other states, such as rent control, inclusionary zoning, etc.
- State law prohibits City's ability to raise minimum wage to a prevailing or living wage.
- State law limits municipalities from conducting regular housing inspections of rental properties and from requiring landlord registration.

The CDD also continued its partnership with the Fair Housing Center of Greater Madison, ensuring fair housing testing and enforcement services, as well as training sessions to educate private property owners and managers about fair housing laws and best practices for tenant screening and management.

The CDD submitted its Analysis of Impediments to Fair Housing Choice report (AI) toward the end of 2019, and this report will be used going forward to track the City's progress toward alleviating identified impediments to fair housing choice. The CDD analyzed updated fair housing data to inform the recommendations for the updated AI.

*The full version of the most recently adopted AI study is available online at*

<https://www.cityofmadison.com/cdbg/documents/FullReport-ImpedimentstoFairHousingChoiceFINAL.pdf>

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The COVID-19 pandemic affected how the City of Madison monitored activities for the year. On March 17, 2020, City staff were instructed to begin working from home and no in-person meetings could be attended. Contracted agencies, who were still operating programs, were required to submit regular monthly or quarterly program activity, financial, and contract compliance reports. This information was used to monitor program activity and contract compliance with all regulations, including administrative, financial, and programmatic operations. Timely expenditure of funds was a component of these monitoring activities. In addition, the reported accomplishment data was used to determine trends, re-evaluate scopes of services, and provide assistance to agencies in addressing barriers to meeting their goals. Staff conducted desk reviews of Annual Rent Reports and provided substantial technical assistance on an array of issues typical of HOME-assisted rental projects. These included when and how to "float" units, ensuring proper documentation of income, ensuring rents were below rent limits including utility allowances, ensuring appropriate lease language, and advising on ongoing compliance for projects with multiple sources of funding (e.g., HOME & LIHTC, HOME & Section 811, etc.). Staff found very few issues to follow up on during the 2020 desk reviews. A HOME waiver was requested for onsite monitoring of client files and physical inspections of buildings.

The Community Development Grants Supervisor oversaw a risk assessment system for all projects under contract. Each contract manager completed and submitted risk assessment forms that were subsequently reviewed by the Grants Supervisor to identify any high-risk projects. Those were submitted to Baker Tilly for the City's Single Audit review.

In 2021, a desk review monitoring was completed for one ESG project and one City levy project related to homeless services. The CDD continued to monitor project progress through reimbursement requests and periodic discussions with subrecipient contract managers, and when appropriate, provided technical assistance to ensure compliance with HUD and other funding requirements.

The Community Development Grants Supervisor routinely receives and reviews IDIS reports such as the PRO2 (Activity Report), to ensure the City's compliance with HUD requirements regarding the timeliness of grant disbursements.

### **Citizen Participation Plan**

*91.105(d); 91.115(d)*

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of Madison's draft CAPER was posted on the City's website on Tuesday, March 29, 2022, along with instructions about how to provide input on the document. (Attached is a screenshot of that posting.) In addition, options to provide public comment on the report were offered at the 4/7/2022 CDBG Committee meeting. This meeting is publicly noticed on the City's Legistar system and posted in public spaces within Madison's City-County Building. (Also attached is a copy of the minutes from that meeting.) Public comment was accepted for 15 days, through April 13, 2022. No public comment was received during this period.

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Madison CDD made no significant changes to its program objectives from its adopted 2021 Action Plan. A review of the year's accomplishments and ongoing community needs has led to a decision to continue in 2021 to focus on the development of new units of affordable housing and permanent supportive housing; place emphasis on homelessness prevention, diversion, street outreach, shelter and case management; and continue to support neighborhood centers in their role as focal points for community development and support.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

To ensure compliance with the City of Madison Minimum Housing Codes for rental properties, a sample of HOME-assisted rental units is inspected every three years in accordance with §92.504(d). For rental projects that were completed during the program year, 100% of the units were inspected before initial occupancy and then again within one year of completion.

For 2021 inspections, CDD did not perform its annual inspections of HOME-assisted housing units. Due to the COVID-19 novel coronavirus pandemic, HUD issued a notice informing Participating Jurisdictions of several waivers available to protect both City staff and HOME unit residents from the spread of the virus. The City notified the HUD Milwaukee field office in 2020 of the City's plans to take advantage of this waiver. The City acknowledges that this waiver does not excuse the City from its responsibilities to inspect HOME-assisted units; however, the City plans to inspect all HOME-assisted rental housing for 2020 and 2021 within 180 days of the expiration of the HUD waiver. The waiver period is currently expected to expire on December 31, 2021.

**HOME Units Inspected During 2021**

Agency/Owner	Project	# of Units Inspected

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

92.351(b)

The City of Madison's HOME written agreement requires agencies to submit an Affirmative Marketing Plan for developments containing five or more HOME-assisted units and obtain approval from the CDD prior to marketing or leasing any HOME-assisted unit(s). CDD staff monitored the implementation of this requirement as part of a rental development project checklist. CDD staff also manages a comprehensive long-term compliance program for HOME-assisted rental housing projects, which includes monitoring ongoing affirmative marketing efforts as part of annual on-site and desk reviews. During annual desk reviews, agencies are required to provide evidence to support that the agency followed its Affirmative Marketing Plan in the form of advertisements, email lists, flyers, etc. During annual on-site reviews, agencies are also required to submit a demographic summary of assisted units to demonstrate adequate results of affirmative marketing efforts.

In an analysis of the CDD's 2020 rental portfolio, 65% of heads of household self-reported their race or ethnicity as being non-white. The CDD conducted this analysis on all CDD federally-assisted units, which includes mostly HOME-assisted units, plus a smaller number of NSP- and CDBG-assisted units. By comparison, the total population of non-white renter households in the City of Madison with incomes at or below 80% CMI is 30.1% (*HUD-CHAS Data 2013-2017*).

These beneficiary data summaries continue to indicate that participants in most HOME-assisted projects reflect a broad diversity of demographic characteristics and a reasonable conclusion that affirmative marketing efforts have been successful. The CDD continuously looks for ways to expand affirmative marketing efforts, promote outreach and market to target populations, and closely monitors results.

As part of its efforts to affirmatively market homeownership assistance and homebuyer education, the CDD maintains literature on available programs in English, Spanish, and Hmong. Staff works with area HUD-approved counseling agencies to coordinate and support financial education programs to targeted neighborhoods. Information on these classes and programs are marketed through various sources, such as social media, newspaper ads and newsletters, and through continuous efforts from staff to contribute to community-based organizations committed to assisting LMI households to obtain housing and associated education.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

#### HOME Program Income Expenditures by Project

Agency	Project #	Project Name	HOME PI Funds	Income Level	Household Size	Race
City CDD	AA607.20	DPL Loan: 530 W Lakeside St	\$8,396	31-50%	1	White
City CDD	BB749.20	HBAD: 918 Harbor House Dr # 3	\$20,150	61-80%	1	White
City CDD	BB750.20	HBAD: 4502 Hammersley Rd # 5	\$20,500	61-80%	2	White
City CDD	BB751.20	HBAD: 301 Harbour Town Dr # 217	\$20,150	61-80%	1	White
City CDD	BB752.20	HBAD: 10 Kings Mill Cir # 111	\$20,150	61-80%	1	Other Multi-Racial
City CDD	BB776.21	HBAD: 37 Lansing St	\$20,500	61-80%	1	White
City CDD	BB777.21	HBAD: 2549 E Johnson St	\$20,500	61-80%	1	White
Habitat for Humanity of Dane County	BJ063.20	Habitat Housing: 3814 Eliot Ln	\$18,000	31-50%	4	White
Habitat for Humanity of Dane County	BJ064.20	Habitat Housing: 3826 Eliot Ln	\$18,000	31-50%	4	White
Habitat for Humanity of Dane County	BJ065.20	Habitat Housing: 3822 Eliot Ln	\$18,000	51-60%	6	Asian
Habitat for Humanity of Dane County	BJ066.20	Habitat Housing: 3818 Eliot Ln	\$18,000	31-50%	3	Black/African American
Habitat for Humanity of Dane County	BJ067.21	Habitat Housing: 2431 Dunns Marsh Ter	\$28,571	31-50%	3	Black/African American
Habitat for Humanity of Dane County	BJ068.21	Habitat Housing: 3813 Eliot Ln	\$28,571	51-60%	5	Black/African American
Habitat for Humanity of Dane County	BJ069.21	Habitat Housing: 3806 Eliot Ln	\$28,571	51-60%	2	White
Habitat for Humanity of Dane County	BJ070.21	Habitat Housing: 1824 Tennyson Ln	\$28,571	51-60%	2	White
Movin' Out, Inc.	BK172.20	MO Homeownership: 5810 Meadowood Dr	\$26,034	51-60%	4	White
Movin' Out, Inc.	BK173.20	MO Homeownership: 9 Katherine Ct	\$35,219	0-30%	6	White

Agency	Project #	Project Name	HOME PI Funds	Income Level	Household Size	Race
Movin' Out, Inc.	BK174.20	MO Homeownership: 4334 Melody Ln	\$35,219	0-30%	1	Black/African American
Movin' Out, Inc.	BK175.20	MO Homeownership: 2835 Traceway Dr	\$35,219	31-50%	2	White
Movin' Out, Inc.	BK177.21	MO Homeownership: 35 Sherman Ter # 1	\$6,350	0-30%	1	Black/African American
Movin' Out, Inc.	BK178.21	MO Homeownership: 4014 Tomscot Trl	\$47,050	51-60%	3	Black/African American
Movin' Out, Inc.	BK179.21	MO Homeownership: 2408 Independence Ln # 205	\$47,050	0-30%	1	White

An additional \$11,397 in HOME PI was expended for overall program administration.

**Describe other actions taken to foster and maintain affordable housing.**

91.220(k)

As detailed in sections CR-05 and CR-15, the City continued to implement its broad scope Affordable Housing Initiative in 2020, working with both nonprofit and for-profit developers to maintain and increase the local supply of affordable housing. The effort's primary focus was on securing competitive Low-Income Housing Tax Credits (LIHTCs) by partnering with developers and offering significant City financial support to high quality projects that met identified criteria. New for the 2020 program year, the City released its first RFP for Affordable Housing Funds, in combination with available federal funds, targeted toward developers not seeking tax credits. More specifically, this RFP intended to attract housing development proposals from housing cooperatives and other smaller, innovative and/or missing middle style developments. Proposals will receive these allocations of funding commitments in 2021.

Also in 2021, the CDD maintained a homeownership down payment assistance program, an owner-occupied housing rehabilitation program, and a rental housing assistance program. Each is detailed elsewhere in this report.

ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

**Recipient Information**

*All Recipients Complete*

**Basic Grant Information**

<b>Recipient Name</b>	MADISON
<b>Organizational UEI Number</b>	FS3AZ3FV8JG8
<b>Organizational DUNS Number</b>	07-614-7909
<b>EIN/TIN Number</b>	39-6005507
<b>Identify the Field Office</b>	MILWAUKEE
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Madison/Dane County CoC

**ESG Contact Name**

Linette S. Rhodes  
 Community Development Grants Supervisor  
 (608) 261-9240  
[lrhodes@cityofmadison.com](mailto:lrhodes@cityofmadison.com)

**ESG Contact Address**

215 Martin Luther King, Jr. Boulevard, Suite 300  
 PO Box 2627  
 Madison WI 53703-2627

**ESG Secondary Contact**

Sarah Lim  
 Community Development Specialist  
 (608) 261-9148  
[slim@cityofmadison.com](mailto:slim@cityofmadison.com)

**Reporting Period**

*All Recipients Complete*

<b>Program Year Start Date</b>	01/01/2021	<b>Program Year End Date</b>	12/31/2021
--------------------------------	------------	------------------------------	------------

**2021 Subrecipients included:**

Organization	Victim Services Provider?	Organization Type	ESG Subgrant or Contract Award
<b>Institute for Community Alliances</b> Madison, WI 54703-2731 UEI: FD8JNZNSLPN8 DUNS: 149341732	No	Other Non-Profit Organization	\$3,366
<b>Legal Action of Wisconsin, Inc.</b> Madison, WI 54703-4579 UEI: DUNS: 078952942	No	Other Non-Profit Organization	\$25,000
<b>The Salvation Army of Dane County</b> Madison, WI 54708-8455 UEI: NDM9CJA8ZSH8 DUNS: 150777253	No	Faith-Based Organization	\$99,600
<b>Tenant Resource Center</b> Madison, WI 54703-4806 UEI: GANWAYK94LG8 DUNS: 102264210	No	Other Non-Profit Organization	\$25,000

**Persons Served**

	Total	Homelessness Prevention	Rapid Re-Housing	Shelter	Street Outreach
a. Adults	592	41	1	550	0
b. Children	381	40	0	341	0
c. Don't know / refused / other	0	0	0	0	0
d. Missing information	11	8	0	3	0
<b>Total</b>	<b>984</b>	<b>89</b>	<b>1</b>	<b>894</b>	<b>0</b>

**Gender**

All Activities	Total
a. Male	280
b. Female	696
c. Transgender	6
d. Don't know / refused / other	1
e. Missing information	1
<b>Total</b>	<b>984</b>

**Age**

All Activities	Total
a. Under 18	183
b. 18 - 24	118
c. 25 and over	37
d. Don't know / refused / other	0
e. Missing information	0
<b>Total</b>	<b>1,101</b>

**Special Populations Served**

Subpopulation	Total	Homelessness Prevention	Rapid Re-Housing	Shelter
a. Veterans	8	2	0	6
b. Victims of domestic violence	258	15	0	243
c. Elderly	35	3	0	32
d. HIV / AIDS	2	0	0	2
e. Chronically homeless	119	0	0	119
<b>Persons with Disabilities:</b>				
f. Severely mentally ill	298	12	1	285
g. Chronic substance abuse	85	1	0	84
h. Other disability	347	15	0	332
<b>Total</b>	<b>730</b>	<b>28</b>	<b>1</b>	<b>701</b>



**Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	67,525
Total Number of bed-nights provided	58,133
Capacity Utilization	86%

**Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

The City receives a limited amount of federal ESG funds as an entitlement city, and accesses additional ESG funds through the State of Wisconsin's annual EHH application process. In 2020, the City received additional funds through ESG-CV, both as an Entitlement city and through the State of Wisconsin. Other local, state, and federal funds also address homeless and prevention goals outlined in the Consolidated Plan and may have had more of a direct impact on meeting established goals. Activities include supporting the operations of emergency shelter, outreach, prevention, and rapid re-housing. Funding for ESG is considered through goals established in the *Community Plan to Prevent and End Homelessness in Dane County* developed by Dane CoC. Dane CoC's Board of Directors and Core Operating Committee review the HUD system performance measures regularly for the entire CoC. City of Madison staff participates in Core Operating Committee and attends the CoC Board of Directors meetings. As a result of collaboration among various funders, project outcomes for all CoC, ESG, and City GPR funded projects are established and measured consistently. Project outcome data measured for those programs mirror the HUD system performance measures and include length of time persons remain homeless, exit to or retention of permanent housing, return to homelessness, and change in income.

## CR-75 - Expenditures

ESG Expenditures for Homelessness Prevention	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$ 0	\$ 0	\$ 0
Expenditures for Housing Relocation & Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services – Services	26,272	25,000	25,000
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>\$ 26,272</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>

ESG Expenditures for Rapid Re-Housing	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$ 12,500	\$ 12,500	\$ 1,297
Expenditures for Housing Relocation & Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services – Services	12,500	12,500	1,297
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 2,594</b>

ESG Expenditures for Emergency Shelter	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	\$ 38,297	\$ 55,380	\$ 49,600
Operations	50,000	50,000	50,000
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal Emergency Shelter</b>	<b>\$ 88,297</b>	<b>\$ 105,380</b>	<b>\$ 99,600</b>

Other Grant Expenditures	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	\$ 0	\$ 0	\$ 0
HMIS	3,184	3,321	3,366
Administration	11,940	12,452	12,622

Total ESG Funds Expended	2019	2020	2021
\$ 469,028	\$ 154,693	\$ 171,153	\$ 143,182

Other Funds Expended on Eligible ESG Activities	2019	2020	2021
Other Non-ESG HUD Funds	\$ 0	\$ 16,437	\$ 15,988
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	165,703	130,380	102,194
Private Funds	25,000	25,000	25,000
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>\$ 190,703</b>	<b>\$ 171,817</b>	<b>\$143,182</b>

Total Amount of Funds Expended on ESG Activities	2019	2020	2021
\$ 975,730	\$ 345,396	\$ 342,970	\$ 286,364



## HUD ESG CAPER

Grant: ESG: Madison - WI - Report Type: CAPER

### Report Date Range

1/1/2021 to 12/31/2021

### Contact Information

First Name Sarah  
 Middle Name  
 Last Name Lim  
 Suffix  
 Title  
 Street Address 1 215 Martin Luther King Jr Blvd  
 Street Address 2 Suite 300  
 City Madison  
 State Wisconsin  
 ZIP Code 53703  
 E-mail Address slim@cityofmadison.com  
 Phone Number 6082619148  
 Extension  
 Fax Number

### Project types carried out during the program year

Components	Projects	Total Persons Reported	Total Households Reported
Emergency Shelter	2	894	479
Day Shelter	0	0	0
Transitional Housing	0	0	0
<b>Total Emergency Shelter Component</b>	<b>2</b>	<b>894</b>	<b>479</b>
Total Street Outreach	0	0	0
Total PH - Rapid Re-Housing	1	1	1
Total Homelessness Prevention	1	89	38

### Grant Information

#### Emergency Shelter Rehab/Conversion

Did you create additional shelter beds/units through an ESG-funded rehab project  No

Did you create additional shelter beds/units through an ESG-funded conversion project  No

#### Data Participation Information

Are there any funded projects, except HMIS or Admin, which are not listed on the Project, Links and Uploads form? This includes projects in the HMIS and from VSP  No

How many of the VSP projects have a HUD approved plan and are using a template rather than a comparable database report uploaded?  0

## Project Outcomes

*Project outcomes are required for all CAPERS where the program year start date is 1-1-2021 or later. This form replaces the narrative in CR-70 of the eCon Planning Suite.*

From the Action Plan that covered ESG for this reporting period copy and paste or retype the information in Question 5 on screen AP-90: "Describe performance standards for evaluating ESG."

The CoC created a list of criteria for evaluating both ESG- and CoC-funded programs. Each agency's performance on a specific outcome is awarded a point value, determined by the CoC's Board of Directors, outside of a specific funding process. The points are totaled and agency programs are ranked from highest to lowest. The agency is only ranked on those criteria that are applicable to its program. The score is a percentage of the number of possible points, and is used by the agencies to determine which programs are funded.

The following criteria are used specifically for proposals seeking ESG funds:

- Agency is on-course to spend 100% of its awarded funds by the end of the contract;
- Agency meets the HMIS data quality standards;
- Agency submits requested reports to the City in a timely manner;
- Agency meets percentage goal for participants who remain or leave for stable housing;
- Agency meets percentage goal for participants who did not enter shelter within 12 months;
- Agency meets percentage goal for participants who maintain housing at six months; and
- Agency meets percentage goal for unsheltered participants who move into housing.

*Based on the information from the Action Plan response previously provided to HUD:*

1. Briefly describe how you met the performance standards identified in A-90 this program year. *If they are not measurable as written type in N/A as the answer.*

- All programs awarded 2021 ESG funds except for one Rapid Rehousing provider expended 100% of its awarded funds by the end of the contract. The Rapid Rehousing Program ended during the program year.
- All agencies met the HMIS data quality standards.
- All agencies submitted requested reports to the City in a timely manner.
- RRH: met exit to permanent housing goal (goal 90% or higher, ESG performance 100%); N/A for return to homelessness as it has not been 12 months yet since the program period ended; other measures are not evaluated for RRH project type
- Shelter: met exit to permanent housing goal (goal 50% or higher, ESG performance 63%); N/A for return to homelessness as it has not been 12 months yet since the program period ended; other measures are not evaluated for shelter project type
- Prevention: met exit to or retention of permanent housing goal (goal 90% or higher, ESG performance 96%); N/A for return to homelessness as it has not been 12 months yet since the program period ended; other measures are not evaluated for prevention project type

2. Briefly describe what you did not meet and why. *If they are not measurable as written type in N/A as the answer.*

N/A - projects met the goals.

OR

3. If your standards were not written as measurable, provide a sample of what you will change them to in the future? *If they were measurable and you answered above type in N/A as the answer.*

N/A - standards were measurable.

Financial Information

**ESG Information from IDIS**

As of 3/25/2022

FY	Grant Number	Current Authorized Amount	Funds Committed By Recipient	Funds Drawn	Balance Remaining	Obligation Date	Expenditure Deadline
2021	E21MC550005	\$168,299.00	\$168,299.00	\$142,518.00	\$25,781.00	8/18/2021	8/18/2023
2020	E20MC550005	\$166,037.00	\$166,037.00	\$166,037.00	\$0	9/16/2020	9/16/2022
2019	E19MC550005	\$159,201.00	\$159,201.00	\$159,201.00	\$0	7/31/2019	7/31/2021
2018	E18MC550005	\$154,219.00	\$154,219.00	\$154,219.00	\$0	10/3/2018	10/3/2020
2017	E17MC550005	\$152,813.00	\$152,813.00	\$152,813.00	\$0	10/19/2017	10/19/2019
2016	E16MC550005	\$149,702.00	\$149,702.00	\$149,702.00	\$0	8/22/2016	8/22/2018
2015	E15MC550005	\$152,860.00	\$152,860.00	\$152,860.00	\$0	7/17/2015	7/17/2017
<b>Total</b>		<b>\$1,380,589.00</b>	<b>\$1,380,589.00</b>	<b>\$1,354,808.00</b>	<b>\$25,781.00</b>		

Expenditures	2021	2020	2019	2018	2017	2016	2015
	Yes	No	No	No	No	No	No
	FY2021 Annual ESG Funds for						
<b>Homelessness Prevention</b>	Non-COVID						
Rental Assistance							
Relocation and Stabilization Services - Financial Assistance							
Relocation and Stabilization Services - Services		25,000.00					
Hazard Pay <i>(unique activity)</i>							
Landlord Incentives <i>(unique activity)</i>							
Volunteer Incentives <i>(unique activity)</i>							
Training <i>(unique activity)</i>							
<b>Homeless Prevention Expenses</b>		25,000.00					
	FY2021 Annual ESG Funds for						
<b>Rapid Re-Housing</b>	Non-COVID						
Rental Assistance		1,297.00					
Relocation and Stabilization Services - Financial Assistance							
Relocation and Stabilization Services - Services		1,297.00					
Hazard Pay <i>(unique activity)</i>							
Landlord Incentives <i>(unique activity)</i>							
Volunteer Incentives <i>(unique activity)</i>							
Training <i>(unique activity)</i>							
<b>RRH Expenses</b>		2,594.00					
	FY2021 Annual ESG Funds for						
<b>Emergency Shelter</b>	Non-COVID						
Essential Services		49,600.00					
Operations		50,000.00					
Renovation							
Major Rehab							
Conversion							
Hazard Pay <i>(unique activity)</i>							
Volunteer Incentives <i>(unique activity)</i>							
Training <i>(unique activity)</i>							
<b>Emergency Shelter Expenses</b>		99,600.00					
	FY2021 Annual ESG Funds for						
<b>Temporary Emergency Shelter</b>	Non-COVID						
Essential Services							
Operations							
Leasing existing real property or temporary structures							
Acquisition							
Renovation							
Hazard Pay <i>(unique activity)</i>							
Volunteer Incentives <i>(unique activity)</i>							
Training <i>(unique activity)</i>							
Other Shelter Costs							
<b>Temporary Emergency Shelter Expenses</b>							
	FY2021 Annual ESG Funds for						
<b>Street Outreach</b>	Non-COVID						
Essential Services							
Hazard Pay <i>(unique activity)</i>							
Volunteer Incentives <i>(unique activity)</i>							
Training <i>(unique activity)</i>							
Handwashing Stations/Portable Bathrooms <i>(unique activity)</i>							
<b>Street Outreach Expenses</b>		0.00					
	FY2021 Annual ESG Funds for						
<b>Other ESG Expenditures</b>	Non-COVID						
Cell Phones - for persons in CoC/YHDP funded projects <i>(unique activity)</i>							
Coordinated Entry COVID Enhancements <i>(unique activity)</i>							
Training <i>(unique activity)</i>							
Vaccine Incentives <i>(unique activity)</i>							
MIS		3,366.00					

Administration	12,622.00
Other Expenses	15,988.00
	FY2021 Annual ESG Funds for Non-COVID
<b>Total Expenditures</b>	143,182.00
Match	143,182.00
<b>Total ESG expenditures plus match</b>	286,364.00
<b>Total expenditures plus match for all years</b>	286,364.00

286,364.00

# HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 12/31/2012)

<b>Part I Participant Identification</b>			Match Contributions for <b>Federal Fiscal Year</b>	<b>2021</b>
1. Participant No. (assigned by HUD) <b>39-6005507 / Grantee 15062</b>	2. Name of the Participating Jurisdiction <b>CITY OF MADISON</b>		3. Name of Contact (person completing this report) <b>Linette Rhodes</b>	
5. Street Address of the Participating Jurisdiction <b>STE 300 MADISON MUNICIPAL BLDG, 215 MARTIN LUTHER KING JR BLVD / PO BOX 2627</b>			4. Contact's Phone Number (include area code) <b>(608) 261-9240</b>	
6. City <b>MADISON</b>	7. State <b>WISCONSIN</b>	8. Zip Code <b>53703 / 53701-2627</b>		

<b>Part II Fiscal Year Summary</b>		
1. Excess match from prior Federal fiscal year	\$	5,077,764.68
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	903,350.58
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 5,981,115.26
4. Match liability for current Federal fiscal year		\$ -
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 5,981,115.26

<b>Part III Match Contribution for the Federal Fiscal Year</b>								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
MOI BK175.20	05/21/2021	10,500.00	-	-	-	-	-	\$ 10,500.00
MOI BK176.21	06/08/2021	6,000.00	-	-	-	-	-	\$ 6,000.00
MOI BK177.21	06/24/2021	4,000.00	-	-	-	-	-	\$ 4,000.00
MOI BK178.21	08/30/2021	15,000.00	-	-	-	-	-	\$ 15,000.00
MOI BK179.21	10/29/2021	23,500.00	-	-	-	-	-	\$ 23,500.00
CWD DD017.20	07/15/2021	154,858.00	456,314.00	-	-	-	-	\$ 611,172.00
Habitat BJ067.21	04/15/2021	92,478.83	-	-	-	-	-	\$ 92,478.83
Habitat BJ068.21	05/14/2021	51,934.77	-	-	-	-	-	\$ 51,934.77
Habitat BJ069.21	06/24/2021	45,795.07	-	-	-	-	-	\$ 45,795.07
Habitat BJ070.21	09/30/2021	42,969.91	-	-	-	-	-	\$ 42,969.91
		-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	\$ -
<i>Total from Page 2</i>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FINAL TOTAL</b>		\$ 447,036.58	\$ 456,314.00	\$ -	\$ -	\$ -	\$ -	<b>\$ 903,350.58</b>





Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2021  
 MADISON , WI

DATE: 03-31-22  
 TIME: 8:28  
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	2,756,407.84
02 ENTITLEMENT GRANT	1,991,527.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	1,652,091.82
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	85,575.82
08 TOTAL AVAILABLE (SUM, LINES 01-07)	6,485,602.48

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,097,614.02
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(148,948.79)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,948,665.23
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	490,636.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(0.95)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,439,300.28
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	4,046,302.20

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	355,000.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,688,635.31
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(148,948.79)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,894,686.52
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	97.23%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2021 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,948,665.23
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,948,665.23
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	366,000.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	366,000.00
32 ENTITLEMENT GRANT	1,991,527.00
33 PRIOR YEAR PROGRAM INCOME	983,261.92
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,974,788.92
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.30%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	490,636.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(0.95)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	490,635.05
42 ENTITLEMENT GRANT	1,991,527.00
43 CURRENT YEAR PROGRAM INCOME	1,652,091.82
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	85,575.82
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	3,729,194.64
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	13.16%

PR26 - Activity Summary by Selected Grant

Date Generated: 03/31/2022

Grantee: MADISON

Grant Year: 2021

Formula and Competitive Grants only

Total Grant Amount for CDBG 2021 Grant year = \$1,991,527.00														
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
WI	MADISON	2021	B21MC550005	Acquisition	01	LMH	2755	No	Cancel	\$0.00	\$0.00		\$0.00	
WI	MADISON	2021	B21MC550005	Acquisition	01	LMH	2825	No	Open	\$566,582.41	\$0.00		\$651,932.25	
Total Acquisition										\$566,582.41	\$0.00	0.00%	\$651,932.25	\$0.00
WI	MADISON	2021	B21MC550005	Administrative And Planning	21A		2763	No	Open	\$295,696.00	\$285,355.00		\$626,113.00	\$397,043.00
WI	MADISON	2021	B21MC550005	Administrative And Planning	21D		2764	No	Cancel	\$0.00	\$0.00		\$0.00	
WI	MADISON	2021	B21MC550005	Administrative And Planning	21D		2796	No	Completed	\$25,926.00	\$25,926.00		\$40,989.00	\$40,989.00
WI	MADISON	2021	B21MC550005	Administrative And Planning	21D		2830	No	Open	\$76,478.00	\$0.00		\$76,478.00	
Total Administrative And Planning										\$398,100.00	\$311,281.00	15.63%	\$743,580.00	\$438,032.00
WI	MADISON	2021	B21MC550005	Public Improvements	03Z	LMC	2756	No	Cancel	\$0.00	\$0.00		\$0.00	
WI	MADISON	2021	B21MC550005	Public Improvements	03Z	LMC	2826	No	Open	\$90,477.71	\$0.00		\$120,527.30	
Total Public Improvements										\$90,477.71	\$0.00	0.00%	\$120,527.30	\$0.00
WI	MADISON	2021	B21MC550005	Public Services	05Z	LMC	2802	No	Completed	\$84,897.00	\$84,897.00		\$100,000.00	\$100,000.00
WI	MADISON	2021	B21MC550005	Public Services	05Z	LMC	2803	No	Completed	\$66,000.00	\$66,000.00		\$66,000.00	\$66,000.00
WI	MADISON	2021	B21MC550005	Public Services	05Z	LMC	2804	No	Completed	\$100,000.00	\$100,000.00		\$100,000.00	\$100,000.00
Non CARES Related Public Services										\$250,897.00	\$250,897.00	12.60%	\$266,000.00	\$266,000.00
Total 2021 - CDBG										\$1,306,057.12	\$562,178.00	28.23%	\$1,782,039.55	\$704,032.00
Total 2021										\$1,306,057.12	\$562,178.00	28.23%	\$1,782,039.55	\$704,032.00
Grand Total										\$1,306,057.12	\$562,178.00	28.23%	\$1,782,039.55	\$704,032.00



**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	2,602,959.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	2,602,959.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	138,870.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	30,005.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	168,875.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	2,434,084.00

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	138,870.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	138,870.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	138,870.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	138,870.00
17 CDBG-CV GRANT	2,602,959.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	5.34%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	30,005.00
20 CDBG-CV GRANT	2,602,959.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	1.15%

PR26 - Activity Summary by Selected Grant

Date Generated: 03/31/2022

Grantee: MADISON

Grant Year: 2020, 2021

CARES Act Grants only

Total Grant Amount for CDBG-CV 2020 Grant year = \$2,602,959.00														
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
WI	MADISON	2020	B20MW550005	Administrative And Planning	21A		2772	Yes	Open	\$202,100.00	\$5.00		\$202,100.00	\$5.00
WI	MADISON	2020	B20MW550005	Administrative And Planning	21D		2769	Yes	Completed	\$30,000.00	\$30,000.00		\$30,000.00	\$30,000.00
Total Administrative And Planning										\$232,100.00	\$30,005.00	1.15%	\$232,100.00	\$30,005.00
WI	MADISON	2020	B20MW550005	Public Services	05L	LMC	2771	Yes	Completed	\$90,870.00	\$90,870.00		\$90,870.00	\$90,870.00
WI	MADISON	2020	B20MW550005	Public Services	05X	LMC	2770	Yes	Completed	\$48,000.00	\$48,000.00		\$48,000.00	\$48,000.00
CARES Related Public Services										\$138,870.00	\$138,870.00	5.34%	\$138,870.00	\$138,870.00
Total 2020 - CDBG-CV										\$370,970.00	\$168,875.00	6.49%	\$370,970.00	\$168,875.00
Total 2020										\$370,970.00	\$168,875.00	6.49%	\$370,970.00	\$168,875.00
Grand Total										\$370,970.00	\$168,875.00	6.49%	\$370,970.00	\$168,875.00



REPORT FOR CPD PROGRAM CDBG  
 PGM YR 2021

Section 3 Total By Program	CDBG
Total Number of Activities	2
Total Labor Hours	1,754
Section 3 Worker Hours	0
Targeted Section 3 Worker Hours	0
<b>Qualitative Efforts</b>	
A Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1
B Outreach efforts to generate job applicants who are Other Funding Targeted Workers	1
C Direct, on-the job training (including apprenticeships)	0
D Indirect training such as arranging for, contracting for, or paying tuition for, off-site training	0
E Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching)	0
F Outreach efforts to identify and secure bids from Section 3 business concerns	1
G Technical assistance to help Section 3 business concerns understand and bid on contracts	0
H Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns	0
I Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services	0
J Held one or more job fairs	0
K Provided or connected residents with supportive services that can provide direct services or referrals	0
L Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation	0
M Assisted residents with finding child care	0
N Assisted residents to apply for/or attend community college or a four year educational institution	0
O Assisted residents to apply for or attend vocational/technical training	0
P Assisted residents to obtain financial literacy training and/or coaching	0
Q Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns	0
R Provided or connected residents with training on computer use or online technologies	0
S Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses	0
T Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act	0
U Other	0



Section 3 Details By Program, Program Year & Activity

Program	Program Year	Field Office	Grantee	Activity ID	Activity Name	Qualitative Efforts - Other Effort Description	Total Labor Hours	S3 Worker Hours	S3W Benchmark Met (25%)	Targeted S3W Hours	Targeted S3W Benchmark Met (5%)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
CDBG	2021	MILWAUKEE	MADISON	2536	CWD MSI Roof Replacement /PI		1,754	0	No	0	No	X	X				X															
CDBG	2021	MILWAUKEE	MADISON	2786	PH Prairie Crossing Rental Hsg Rehab /PI		0	0	No	0	No																					
CDBG	2021	<b>Total for 2021</b>					<b>1,754</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
CDBG	<b>Total</b>						<b>1,754</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Legend

- A** Outreach efforts to generate job applicants who are Public Housing Targeted Workers
- B** Outreach efforts to generate job applicants who are Other Funding Targeted Workers.
- C** Direct, on-the job training (including apprenticeships).
- D** Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.
- E** Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).
- F** Outreach efforts to identify and secure bids from Section 3 business concerns.
- G** Technical assistance to help Section 3 business concerns understand and bid on contracts.
- H** Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.
- I** Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.
- J** Held one or more job fairs.
- K** Provided or connected residents with supportive services that can provide direct services or referrals.
- L** Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.
- M** Assisted residents with finding child care.
- N** Assisted residents to apply for/or attend community college or a four year educational institution.
- O** Assisted residents to apply for or attend vocational/technical training.
- P** Assisted residents to obtain financial literacy training and/or coaching.
- Q** Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.
- R** Provided or connected residents with training on computer use or online technologies.
- S** Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.
- T** Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.
- U** Other

This certification is applicable.  
 This certification does not apply.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing.** The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan.** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601-4655), and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying.** To the best of the jurisdiction's knowledge and belief:

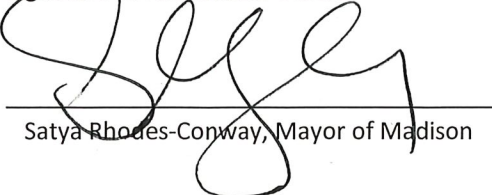
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and,
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction.** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with Plan.** The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3.** It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official:

  
\_\_\_\_\_  
Satya Rhodes-Conway, Mayor of Madison

  
\_\_\_\_\_  
Date

This certification is applicable.  
 This certification does not apply.

## SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

**Citizen Participation.** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan.** Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan.** It is following a current consolidated plan that has been approved by HUD.

**Use of Funds.** It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).
2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force.** It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

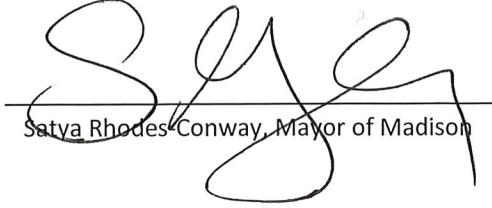
**Compliance With Anti-Discrimination Laws.** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

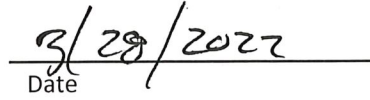


**Lead-Based Paint.** Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws.** It will comply with applicable laws.

**Signature of Authorized Official:**

  
\_\_\_\_\_  
Satya Rhodes-Conway, Mayor of Madison

  
\_\_\_\_\_  
Date

This certification is applicable.  
 This certification does not apply.

## SPECIFIC HOME CERTIFICATIONS

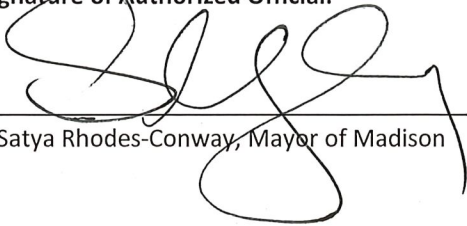
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance.** If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

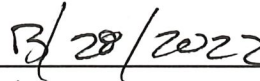
**Eligible Activities and Costs.** It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§ 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Subsidy Layering.** Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature of Authorized Official:



Satya Rhodes-Conway, Mayor of Madison



Date

This certification is applicable.  
 This certification does not apply.

## ESG CERTIFICATIONS

The Emergency Solutions Grants Program recipient certifies that:

**Major Rehabilitation/Conversion/Renovation.** If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs.** In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation.** Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services.** The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds.** The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality.** The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement.** To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan.** All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy.** The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official:

  
Satya Rhodes-Conway, Mayor of Madison

  
Date

- This certification is applicable.  
 This certification does not apply.

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.