



City of Madison 2011 Action Plan

The CPMP City of Madison Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

- 1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.*

2011 Action Plan Executive Summary:

The City of Madison presents the following One-Year Action Plan for the 2011 Community Development program funds. The City developed these recommendations based upon Mayoral priorities, Community Development Block Grant (CDBG) Committee recommendations, Community Development Division staff analysis, public hearing comments, program performance information and consultation with various service agencies, stakeholders, other funders, the Madison Metropolitan School District and business leaders and developers.

The Community Development Division will submit this One-Year Action Plan to the Department of Housing and Urban Development for the 2011 calendar year once the Common Council approves the 2011 budget. This is in conformance with the requirements of the Housing and Community Development Act of 1973, as amended.

Goals:

- Improve and expand affordable housing options.

Objectives:

- **Owner-occupied housing** – improve the quality of existing owner-occupied housing stock to support community and neighborhood stability and neighborhood revitalization efforts (i.e. housing made accessible, brought to code, or made safer or more energy efficient).
- **Housing for buyers** - increase homeownership opportunities for low to moderate income individuals through affordable homes constructed, rehab efforts or downpayment assistance.
- **Rental Housing** – expand the number of affordable rental units and/or improve the quality and/or diversity of rental units available to lower income individuals throughout the community (i.e. renovated to code or made accessible, better managed and affordable).

- Expand businesses to create jobs and assist with the development of microenterprises.

Objectives:

- **Business Development and Job Creation** – assist businesses and non-profits to create new employment opportunities for low to moderate income individuals which meet wage standard levels or create training or advancement opportunities, with 51% being low to moderate income.
 - **Economic Development of Small Businesses** – Assist micro-enterprises which are the principal occupations of their owners, or which create new job opportunities for low or moderate income persons through technical and/or financial assistance.
- Strengthen neighborhoods through the operation of neighborhood centers, community gardens and the implementation of strategic neighborhood revitalization efforts.

Objectives:

- **Improvement of community focal points: Gardens and Neighborhood Centers** – create, enhance or sustain the operation of neighborhood centers and community gardens that bring people of diverse backgrounds together, serve as neighborhood focal points, or provide residents with skills or opportunities that will lead to stronger neighborhood.
 - **Revitalization of strategic areas** – through the neighborhood planning process assist residents of designated neighborhoods in identifying opportunities and promoting sustainable neighborhood revitalization.
- Increase the access of low and moderate income households and community groups to resources through the improvement of community service facilities, enhancement of informational services and employment training opportunities.

Objectives:

- **Improvement of services to homeless and special populations** – stabilize or improve the housing situation of homeless individuals or near-homeless individuals, and develop supportive activities.
 - **Physical improvement of community service facilities** – create or improve, safe, energy-efficient, accessible and well-maintained community and neighborhood facilities.
 - **Expansion of individual choice and access to housing resources and employment and training opportunities** – increase access to housing, information and other non-monetary resources and support for employment and training opportunities.
- Administer the Community Development program to meet the community needs and funder requirements.

Objectives:

- **Overall program administration** - develop, guide and manage activities which generate long term impact and self-sufficiency, including the provision of fair housing services. Achieve National and local cross-cutting objectives.

This Action Plan allocates a total of approximately \$7.7 million in anticipated 2011 Community Development Block Grant, HOME and ESG Entitlement funds, City HOME Match funds, City funds, State HCRI funds, CDBG and HOME program income and other funds to support the Community Development program. The City's allocation of ongoing stimulus funded activities is also included in this total. Stimulus funds include Department of Energy Block Grant (EECBG) funds, Community Development

Block Grant Recovery (CDBG-R) funds and Homelessness Prevention & Rapid Re-Housing Program (HPRP) funds.

2011 Goals, Objectives, Outcomes and Estimated Funding Sources and Amounts

<i>Objectives</i>	<i>Outcomes</i>	<i>Estimated Funding Source and Amount</i>
Goal: Improve and expand affordable housing options		
(A) Owner-occupied housing	224 total repairs/rehabs	CDBG = \$76,818 HOME = \$479,821 Other = \$68,941
(B) Housing for buyers	66 properties	CDBG = \$287,431 HOME = \$781,055 Other = \$250,000
(D) Rental Housing	158 rental units created or improved	CDBG = \$254,753 HOME = \$692,257 Other = \$609,412 ESG = \$28,543
Goal: Expand businesses to create jobs and assist with the development of microenterprises		
(E) Business Development and Job Creation	50 FTE positions	CDBG = \$1,192,987 Other = \$313,105
(F) Economic Development of Small Businesses	22 microenterprises assisted	CDBG = \$77,757
Goal: Strengthen neighborhoods through the operation of neighborhood centers, community gardens and the implementation of strategic neighborhood revitalization efforts		
(G) Improvement of community focal points	29,137 individuals	CDBG = \$384,344 Other = \$489,754
(L) Revitalization of strategic areas	3 neighborhoods	CDBG = \$148,298
Goal: Increase the access of low and moderate income households and community groups to resources through the improvement of community service facilities, enhancement of informational services and employment and training opportunities		
(J) Improvement of services to homeless and special populations	3,900 households	CDBG = \$39,347 Other = \$305,705 ESG = \$44,931
(K) Physical improvement of community service facilities	2 buildings	CDBG = \$423,669
(X) Expansion of individual choice and access to housing resources and employment and training opportunities	2,690 people	CDBG = \$18,000 Other = \$58,686 ESG = \$4,000
Goal: Administer the Community Development program to meet the community needs and funder requirements		
(Z) Overall program administration	140 contracts	CDBG = \$363,669 HOME = \$199,868 Other = \$101,419 ESG = \$4,078

Past Performance

The City of Madison continually strives to improve the performance of its operations and those of its funded agencies. In 2009, the Community Development Division invested over \$10 million in the community to meet the goals and objectives outlined in the 2005-2009 Consolidated Plan. CDBG, HOME and ESG funds were primarily targeted toward affordable housing, economic development and development of neighborhood focal points. For a more detailed summary of the City's evaluation of past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPER) can be viewed on the City's website at www.cityofmadison.com/cdbg.

Action Plan Required Elements:

Geographic Distribution / Allocation Priorities:

2. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
3. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*
4. *Describe actions that will take place during the next year to address obstacles to meeting.*

2011 Action Plan General Questions response:

Geographic Area

The City of Madison is part of a dynamic and growing region, is the seat of the State of Wisconsin and Dane County government, and has more than 100 very active neighborhoods, businesses and community organizations. Madison is also home to the University of Wisconsin, a nationally respected research institution known for a tradition of academic excellence. The City includes parts of three lakes, and is located upon an isthmus, which gives the City its defining geographical characteristics.

The Community Development Division funded activities are either present in each Neighborhood Resource Team area, or available to residents of all parts of Madison. Allocations are typically used to address high priority needs, as identified in this plan, on a citywide basis for a project primarily benefiting low and moderate income households.

The following section describes the customized activities that focus on a particular Neighborhood Resource Team (NRT) area or a sub-area within those.

West NRT Area:

This large area is primarily one of relatively newer housing and retail areas with burgeoning new suburbs on its western and southern borders, yet it does contain some smaller areas of lower income persons, particularly in areas with a cluster of older rental housing. These areas include the Allied Dr., Wexford Ridge and Southwest Madison areas.

Allied Sub-Area

The 2011 site-specific activities in the Allied sub-area include continued support of the Boys and Girls Club Allied Neighborhood Center. The CDBG Program will also continue to sponsor efforts to expand the range of housing choices in the Allied neighborhood. In addition, using a special grant from the City, the CDBG Office will

contract with the Urban League to administer the Allied Employment Partnership program and Construction Trades, Inc. to provide Allied residents access to pre-employment and pre-apprenticeship training and support.

Wexford Sub-Area

The 2011 site-specific activities in the Wexford sub-area will be the continued operating support of the Lussier Community Education Center and continued monitoring of the City CDBG investment in the Wexford Ridge housing complex.

Southwest Sub-Area

The 2011 site-specific activities in the Southwest sub-area will be the continued support of the Meadowood Neighborhood Center and the Wisconsin Youth Company (WYC) Elver Neighborhood Center. The Community Development Division will also continue to address existing and emerging needs in the Southwest area.

South NRT Area:

The South area includes neighborhoods that stretch from the University area to those areas south of the Beltline, and from the Central Area's western boundary of Regent and Proudfit Streets west to Glenway and Speedway, or from the Yahara River near Broadway to Seminole Highway near the Arboretum. Near its northern boundaries, it includes mixed-use areas of multiple users, from established residential neighborhoods to commercial areas, University campus and adjacent student housing and business areas and the City's only urban renewal project in the Triangle/Greenbush area. Park Street serves as a major linkage from the northern university area to the southern subdivisions of Moorland Road and Arbor Hills. This area includes the University's Arboretum as well as recently attached areas of the Town of Madison. This larger area includes some smaller sub-areas undergoing transition and some areas that have typically generated a high number of police calls.

The 2011 site-specific activities include continued support of the neighborhood centers (Boys and Girls Club Taft and the Bridge-Lake Point-Waunona Center) to help strengthen neighborhood-building efforts. In 2011, the Division will also address existing and emerging needs in the Leopold School area.

Central:

This area includes the downtown central business district, as well as four residential older neighborhoods with a wide range of housing options, from two homeless shelters to million dollar lake-view condos. It also includes the near east side extending several blocks past the Yahara River. It includes some of the more active neighborhood and business associations in the City and where many groups (residents, business owners, shoppers, commuters, workers and visitors) use the areas in a variety of ways at different times. It, too, is an area where the CDBG program has been very active with a broad range of affordable housing, business development, neighborhood center, community gardens and neighborhood improvement programs.

The 2011 site-specific activities include continued support for small business lending through the Madison Development Corporation business loan program. The program will continue to support affordable housing efforts through site-specific support for both Porchlight and the YWCA as they provide transitional housing for homeless men and women.

In addition to these economic development efforts the CDBG program will continue to support the Wil-Mar Neighborhood Center and the Goodman (Atwood) Community Center.

North NRT Area:

This is an area that developed its housing stock in the 1950s and 1960s, with additional growth of multi-family units in the 1980s and 1990s. The older commercial areas are now undergoing some redevelopment, particularly in the Northport Shopping Center, and much commercial space has been added in the vicinity of the airport.

The 2011 site-specific activities include continued support of the Vera Court Neighborhood Center and the East Madison Community Center.

East NRT Area:

This is a rapidly growing area with the greatest potential for population growth over the next decade. While the western end boosts older neighborhoods such as Atwood or Hawthorn with strong associations and active coalitions, the eastern portion is sparsely populated with relatively few strong existing neighborhoods or neighborhood associations and relatively few clusters of CDBG eligible households.

The 2011 site-specific activities include continued funding of the East Madison Community Center. The Division will also work with its partners, including the schools, to identify areas of need, which will provide an opportunity to benefit the City and its residents over the next three to five years.

Rationale for Priorities

The map on page ___ of this document shows the Census Tracts where 51% of the individuals meet the HUD low/moderate income standards of 80% or less of the area median income. This also shows areas that are in need of affordable housing options. Funded activities primarily occur in the targeted areas.

Obstacles to Meeting the Needs

Due to limited resources, all needs will not be met due to the limited amount of CDBG, HOME, ESG and other grant funding available. In addition to the limited funding, regulations that control these resources often add to the cost and complexity of project administration. Also supporting a project with multiple fund sources increases the complexity and reduces flexibility. As a result, the CDD will work creatively with community leaders, other funders, other City departments and non-profit organizations to identify other resources and collaboration activities that can be used to help address the unmet needs.

Sources of Funds:

5. Identify the federal, state, and local resources the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan. (92.220(c)(1))

6. If you plan to dedicate funds within a local targeted area, provide the boundaries of the targeted area and an estimate of the percentage of funds you plan to dedicate to target area(s). (91.220(f))

7. If your plan includes a Neighborhood Revitalization Strategy Area or Areas, please identify the census tracts for each NRSA and an estimate of the percentage of funds you plan to dedicate to the NRSA(s).

8. Explain how federal funds will leverage resources from private and non-federal public sources.

9. Provide a description of how matching requirements of HUD's programs will be satisfied.

10. If the jurisdiction deems it appropriate, indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.

2011 Action Plan Sources of Funds response:

Sources of Funds

The City of Madison will utilize the following funding sources to achieve the goals and objectives outlined in this One-Year Plan:

Formula Grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Shelter Grants (ESG)

In addition to these funds, the City will administer State and local funds as well as Federal stimulus money which will include the following: Department of Energy Block Grant (EECBG) funds, Community Development Block Grant (CDBG-R) funds and Homelessness Prevention & Rapid Re-Housing Program (HPRP) funds. Other funds include the Public Housing Capital fund, Low-Income Housing Tax Credits, Section 8 Housing Choice vouchers and the McKinney-Vento Homeless Assistance Act funds.

Target Area Funding / NRSA

The City of Madison is not planning to dedicate funds to a local targeted area or a Neighborhood Revitalization Strategy Area.

Leveraged Funds

The City of Madison will work with community agencies, neighborhood groups, private businesses, and public sector partners to leverage its community and neighborhood development resources where possible and appropriate, in order to achieve effective results. Based on the high local priority given to neighborhood centers, the traditional local funding provided to homeless services, and the Federal spending caps, the City will continue to supplement key "public service" and homeless services projects, and provide an additional layer of support to insure that agencies paid "living wages" for people working on City-assisted projects.

Match Requirement

The City of Madison will use the following sources to satisfy HUD's match requirement: City levy, UDAG loan payments and reported sub-recipient project match funds.

Public Owned Land and Property

The City of Madison will not use publicly owned land or property located within the jurisdiction to carry out the plan.

Managing the Process

- 11. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
- 12. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

2011 Action Plan Managing the Process response:

Lead Agency

The City of Madison has designated the Community Development Division as the lead agency for the grant administration of the CDBG, HOME, and ESG programs. The CDBG Committee serves as the lead policy body overseeing the development of the neighborhood and community development plan and programs. These two entities work with numerous community—based organizations and their partners, businesses, other funders and City of Madison departments to plan, develop, implement and evaluate activities covered in this plan.

Consultations and other Agencies' Involvement

The Community Development Division, in coordination with the CDBG Committee, developed the 2011 Action Plan with consultation from diverse groups and organizations. Throughout these discussions several themes emerged which lead to the development of the goals and objectives outlined in the plan. Affordable housing for renters and buyers, job creation, employee and business development, access to resources, and community focal points (i.e. neighborhood centers, community gardens) were identified as current and emerging needs in the City of Madison. In addition, the need for continued coordination and collaboration between agencies, local governments, other funders, other City agencies and the schools was also discussed.

The Committee also hosted two public hearings in 2010, the first in April and the second in September to further involve agencies and the general public in the development of the One Year Plan.

The Division regularly participates and coordinates with other funders such as United Way, Dane County Human Services and CDBG Offices and service groups in the community. In addition, the Division regularly meets with groups including the Homeless Service Consortium, Third Sector Housing, Home Buyers Round Table, and various City ad hoc committees, such as the Gardens Development, Housing, Equal Opportunities, Planning, Economic Development and Community Services Committees to improve methods of delivery and initiate systematic improvements in certain service sectors. The CDBG Office is also in regular contact with the Community Development Authority (CDA).

In 2011, The Community Development Division will continue to work more collaboratively with service providers, other funders, housing developers, the Dane County Public Health Department, the Madison Metropolitan School District, other City of Madison departments and Dane County to more efficiently deliver the City of Madison Community Development program. The Division will gather input and identify ways to work more closely with our partners.

Citizen Participation

13. *Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated annual plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.*
14. *Provide a summary of efforts made to broaden public participation in the development of the consolidated annual plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
15. *Provide a summary of citizen comments or views on the annual plan.*
16. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

2011 Action Plan Citizen Participation response:

Citizen Participation Process

The CDBG Committee serves as a citizen participation resource for the community development program. The Committee is the lead policy decision making group for the overall program and involves citizens, community groups, non-profit agencies and businesses in the planning, selection and evaluation of the overall program.

The CDBG Committee meets monthly and provides time within its meetings for public comments and presentations. The Committee annually holds at least two public hearings to assess the overall progress of its investment program, and to hear about future and emerging needs within the community.

Efforts to Broaden Public Participation

The CDBG Committee and Office have initiated several efforts to broaden the outreach and participation of various community groups in the community development program:

- Provide an extensive website at www.cityofmadison.com/cdbg to report on five year goals, annual projects and special issues. The site includes a means to directly comment on any aspect of the Plan or the program.
- Advertise in the community newspapers and in specific housing and business development issues.
- Advertise public hearings in local newspapers including those geared specifically to non-english speaking citizens and minorities (i.e. La Comunidad and The Madison Times)
- Provide information to all City of Madison libraries
- Provide staff representation on the 5 neighborhood resources teams, and periodically solicits comments on emerging community needs and suggest solutions from these teams that include both City staff and community members.
- Participate in various groups such as the Park Street Partners, a broad coalition of business, resident, institutional, and public groups that helps coordinate and promote revitalization activities in South Madison.
- Actively participate in the Homeless Consortium
- Regularly consult with community and business groups to better understand emerging community needs and effective strategies.

- CDBG Committee meetings held in the community.
- Service providers meetings held in the community.
- Meet with service groups that work with underrepresented populations (i.e. La Sup)

Public Hearing – April 1, 2010 at 5:00 pm at the City of Madison Municipal Building

Summary:

On April 1, 2010, a public hearing was held at the CDBG Committee meeting regarding the 2011-2012 Program Funding Goals and Priorities. The public was notified of this meeting by an ad that was placed in the Wisconsin State Journal on March 18, 2010. The CDBG Office website also contained information about the meeting. In addition, an email was sent to all partner agencies, other funders in the community and other City departments. Citizens were given the opportunity to attend the meeting, send their comments by mail or email or contact the CDBG Office by telephone.

Below is a summary of the observations and recommendations that were made during the comment period. Following the summary is the CDBG Office response.

Comment:

The citizen would like to see the Committee approve funding for greenfields or for transitional lands for example annexed lands or lands on the periphery of the City. He would also like to see projects built near existing transit stops. He said that when a project is located near a conservancy park, it could pose threats to individuals with health issues given that conservancies frequently do burns to keep invasive species out. These comments were made in reference to a particular project that was funded in 2010.

CDBG Office Response:

The CDBG Committee takes into account many factors when determining whether to fund a project. The particular project that the citizen is referencing had support from the Alder, the neighborhood and the City staff. Neighborhood meetings were held and it was determined that this project met the goals outlined in the 2010 Action Plan and would be beneficial for City of Madison residents.

Comment:

Agency representative was pleased that housing assistance and gardens remain high priorities for funding. She spoke about CAC's Skills Enhancement Program, which was funding with federal funds and which helped CAC provide tuition and book assistance, child care and transportation support, and case management to help workers increase their income and access to benefits.

CDBG Office Response:

During the 2011-2012 funding process the CDBG Committee continued to keep housing assistance and gardens high priorities for the community. No change in the priorities was needed to meet these community needs.

Comment:

Agency representative thought the 2011-2012 goals looked really good. She spoke about trends WWBIC is seeing in microloans. Currently, \$25,000 is the Framework lending limit per business, but she said that WWBIC is starting to see it cost more to

start businesses, with an average loan size of \$31,000. She said that WWBIC pairs City money with other loan sources. Businesses are usually stable within 3 years, but they provide six-year loan terms and offer assistance throughout those six years.

CDBG Office Response:

The CDBG Committee continues to place housing as the top priority for the City of Madison. The funds available for economic development are not sufficient to meet the needs. As a result, the Committee has funded the Economic Development Reserve Fund to help assist agencies throughout the year and provide additional assistance in the economic development arena.

Comment:

Agency representative was at the meeting to introduce himself as the new Executive Director of the Boys and Girls Club and thank the Committee for their support over the years.

CDBG Office Response:

The CDBG Committee welcomed the new Executive Director of the Boys and Girls Club.

Comment:

Agency representative asked that the Committee do an economic analysis of the \$54,000 per unit Framework limit for rental housing. She stated that the number is substantially below HUD's allowed per-unit limit. She would like to see the actual multi-family per-unit cost determined.

CDBG Office Response:

The CDBG Committee and staff reviewed this topic at length and determined that \$54,000 per unit was an appropriate amount of investment into each unit. This would allow for more units to be assisted in the community.

Public Hearing – September 16, 2010 at 5:30 at the Labor Temple

Comments from the public hearing will be added to the plan once the hearing takes place.

Consultations and Other Agency Involvement

The Community Development Division, in coordination with the CDBG Committee, developed the 2010-2014 Consolidated Plan and the Annual Plan with consultation from diverse groups and organizations. Group and individual meetings, emails and telephone discussions were all had to solicit information and feedback from the following groups:

- CDBG Committee
- Affordable housing developers and providers
- Non-profit and for-profit economic development groups
- The Homelessness Services Consortium
- Madison Metropolitan School District
- Dane County
- Milwaukee Metropolitan Fair Housing
- Public Health
- Social service agencies
- City of Madison Leadership and other departments (i.e. Building Inspection, Civil Rights)
- United Way

- Madison Area Builders
- La Sup (Latino Support Group)
- Chamber of Commerce
- South Central Federation of Labor
- City of Madison Community Development Authority
- State of Wisconsin
- Department of Planning and Metro. Planning

Throughout these discussions several themes emerged which supported the drafted goals and objectives for the Community Development Division. Affordable housing for renters and buyers, job creation, employee and business development, access to resources, and community focal points (i.e. neighborhood centers) were identified as current and emerging needs in the City of Madison. In addition, the need for continued coordination and collaboration between agencies, local governments, other funders, other City agencies and the schools was also discussed.

These entities were all notified when the draft Annual Plan became available to provide further comment. No additional comments were made.

30 Day Public Comment Period – 8/28/10 – 9/26/10

The Draft 2011 Annual Plan was made available to City of Madison residents both electronically and in hard copy. The paper format was available at all of the Madison Libraries, the CDBG Office and various social services agencies.

Conclusion:

To be determined after the completion of the public comment period.

Institutional Structure

17. Describe actions that will take place during the next year to develop institutional structure.

2011 Action Plan Institutional Structure response:

In 2011, the Community Development Division will:

- Continue to participate in collaborative efforts with other funders, private sector groups and agency coalitions such as the Homeless Services Consortium, the Third Sector Housing group, the Park Street Partners, the Home Buyers Round Table and such interdepartmental efforts as the Neighborhood Resource Teams.
- Work with those groups to nurture training and technology initiatives which address the strengthening of such capacity.
- Combine and coordinate resources in the Community Development Division and within the City overall. In addition, expand the Division's relationships with other local governments, private non-profits, businesses, stakeholders and other organizations.

Monitoring

18. Describe actions to be taken that will take place during the next year to monitor your performance in meeting goals and objectives set forth in your Consolidated Plan.

19. Describe steps/actions to be taken during the next year to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.

20. Describe steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections you plan to undertake during the program year.

21. Describe actions to be taken to monitor subrecipients (including sponsors or administering agents) during the next program year. This includes the monitoring of all programs, CDBG, HOME, ESG, or HOPWA, as applicable.

2011 Action Plan Monitoring response:

Monitoring CDD Performance

The CDD will ensure that all activities carried out to implement the 2011 Action Plan comply with the requirements of the CDBG, HOME, ESG and other funding sources as required as well as achieve their performance objectives on schedule and within the prescribed budget. The CDD along with the CDBG Committee will serve as the lead in the recording, monitoring and evaluating the City's progress in achieving the goals and objectives outlined in this plan. Presentations, updates, status reports will be presented monthly at Committee meetings. CDD staff will continually analyze the progress towards meeting the goals throughout the year.

Timeliness of Expenditures and Sub-Recipient Monitoring

Each agency receiving funding from the City of Madison will submit an application which is formalized through a contract which outlines all requirements, regulations, procedures and accomplishments. The agency will submit progress reports on a quarterly basis at a minimum. The specific reporting periods will be established with the contractual process. Reports will be reviewed for contract compliance with all regulations including administrative, financial and programmatic operations. Timely

expenditure of funds will be reviewed on a continual basis to ensure compliance with program regulations. Individual meetings with the agency will occur as necessary to respond to questions or assess project progress. Depending upon the complexity of the project and the funding requirements, the City may provide orientation training and technical assistance to help improve successful completion of the project.

In addition to the monitoring requirements for each funding source, the Community Development Division staff will make at least one monitoring visit on-site on selected higher risk projects to monitor compliance with fiscal, programmatic and regulatory controls and requirements. High-risk recipients include those that are new to the Community Development program, those with past difficulties in implementing a project and those with a significant funding allocation.

Compliance with Housing Codes

To ensure compliance with housing codes, for ownership properties, the Division will inspect properties using the City of Madison Minimum Housing Code prior to investing funds into the properties. In addition, all items that do not meet the code will be required to be repaired prior to the investment of funds. In the case of HOME funded rental properties, each property will be inspected every 1-3 years depending on the number of units in a property. If deficiencies are identified, the repairs must be completed prior to the inspector doing a final clearance inspection to insure compliance. Onsite and desk monitoring of rental units also takes place every 1-3 years depending on the number of units in a property. Onsite monitoring consists of the review of 20% of the units every 1-3 years while desk monitoring is completed on all units annually.

Description of Activities

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

22. The action plan must provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan. (Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

The Community Development Division has funded the following activities for 2011:

A. Improvement of Owner-Occupied Housing:

<i>Agency, Title</i>	City Community & Economic Development: Deferred Rehab Loan AA 215 Martin Luther King Jr. Blvd, LL-100, Madison, WI 53703 / 608-266-4635			
<i>Amount, Source</i>	\$ 25,000 (CDBG-Program Income)	14A / LMH		
	\$ 75,000 (HOME loans plus project costs)	14A / LMH		
	\$550,000 (HOME-PI)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	30 houses brought to code			
<i>Customer/beneficiary</i>	LMI owner-occupants			
<i>Activity</i>	Provides deferred payment rehab loans at 10% one-time interest to help owner bring house to code/energy standards. [24 CFR 570.202 and 24 C=FR 92.206]			
<i>Service area</i>	Citywide			

<i>Agency, Title</i>	Independent Living: Home Modification AB 815 Forward Drive, Madison, WI 53711 / 608-274-7900		
<i>Amount, Source</i>	\$ 57,000 (CDBG)		14A & 10 / LMH
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>	✓	
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	130 homes adapted to help people remain in their own homes		
<i>Customer/beneficiary</i>	LMI elderly and people with disabilities		
<i>Activity</i>	Conducts assessment of housing, and installs grab bars, adaptable equipment. [24 CFR 570.202]		
<i>Service area</i>	60% Target Area; 40% Citywide		
<i>Agency, Title</i>	Project Home: Home Repair and Rehab AC 1966 S. Stoughton Road, Madison, WI 53716 / 608-246-3733		
<i>Amount, Source</i>	\$160,000 (CDBG)		14A / LMH
	\$ 45,000 (CDBG-PI)		14A / LMH
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	110 homes repaired and brought to code		
<i>Customer/beneficiary</i>	LMI Owner-occupant households		
<i>Activity</i>	Conducts assessment of housing; repairs doors, wiring, plumbing, windows or installs ramps for repairs totaling under \$3,400. Repairs and replaces furnaces and roofs. [24 CFR 570.202]		
<i>Service area</i>	60% Target Area: 40% Citywide		
<i>Agency, Title</i>	Operation Fresh Start: Graduate Crew Housing Rehab. AD 1925 Winnebago St. Madison, WI 53704 / 244-4721		
<i>Amount, Source</i>	\$236,315 (CDBG)		14A/LMH
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	30 units of existing housing rehabilitated		
<i>Customer/beneficiary</i>	LMI Owner-occupant households		
<i>Activity</i>	Rehabilitate, weatherize, and preserve existing housing already funded through the CDBG Office and to provide OFS graduate students with real world experience.		
<i>Service area</i>	Citywide		

B. Expansion of Homeownership Opportunities:

<i>Agency, Title</i>	City CDBG Office: Housing Development Fund (Homeownership) ZH 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740																		
<i>Amount, Source</i>	\$ 291,403 (CDBG-PI) \$ 17,834 (CDBG) \$ 164,868 (HOME) \$ 4,069 (HOME PI) (These totals include funds for both ownership and rental housing.)	\$ 412,169 (City Match) \$ 323,200 (City, Match-PI)	01 / LMH 12 / LMH																
<i>HUD Performance Category</i>	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th><i>Housing</i></th> <th><i>Econ Devel</i></th> <th><i>Living Environ</i></th> </tr> </thead> <tbody> <tr> <td><i>Avail/Access</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Affordable</i></td> <td>✓</td> <td></td> <td></td> </tr> <tr> <td><i>Sustainable</i></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	<i>Avail/Access</i>				<i>Affordable</i>	✓			<i>Sustainable</i>			
	<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>																
<i>Avail/Access</i>																			
<i>Affordable</i>	✓																		
<i>Sustainable</i>																			
<i>Outcome</i>	25 units acquired and/or rehabbed for affordable ownership (and/or for rental housing)																		
<i>Customer/beneficiary</i>	LMI homebuyers within target neighborhoods																		
<i>Activity/HUD Eligibility Reference</i>	Loans to non-profits or CHDOs to help acquire and/or rehab units for resale or for lease-to-own to income-eligible households. Some of these funds may be shifted to specific rental housing projects which meet the terms of the rental component of the Housing Development Fund (project DA). [24 CFR 570.202 and 24 CFR 92.206]																		
<i>Service area</i>	Citywide																		
<i>Agency, Title</i>	City CDBG Office: Housing Trust Fund BZ 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740																		
<i>Amount, Source</i>	\$ 23,456 (City) \$ 93,825 (Prior year City funds) \$ 80,000 (PI)		12 / LMH																
<i>HUD Performance Category</i>	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th><i>Housing</i></th> <th><i>Econ Devel</i></th> <th><i>Living Environ</i></th> </tr> </thead> <tbody> <tr> <td><i>Avail/Access</i></td> <td>✓</td> <td></td> <td></td> </tr> <tr> <td><i>Affordable</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Sustainable</i></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	<i>Avail/Access</i>	✓			<i>Affordable</i>				<i>Sustainable</i>			
	<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>																
<i>Avail/Access</i>	✓																		
<i>Affordable</i>																			
<i>Sustainable</i>																			
<i>Outcome</i>	Additional capitalization of a Trust Fund to provide local/equity investments to produce affordable units for resale (or rental) to 12 lower income households.																		
<i>Customer/beneficiary</i>	LMI homebuyers citywide (and LMI renters as well)																		
<i>Activity</i>	Provides loans to housing developers for acquisition, construction or rehab of housing units for lower income households under guidelines to be adopted by the Common Council. [24 CFR 570.202]																		
<i>Service area</i>	Citywide																		
<i>Agency, Title</i>	City CDBG Office: American Dream Downpayment Initiative BB 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740																		
<i>Amount, Source</i>	\$ 200,000 (HOME) + 2010 carry over HOME funds		05R / LMH																
<i>HUD Performance Category</i>	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th><i>Housing</i></th> <th><i>Econ Devel</i></th> <th><i>Living Environ</i></th> </tr> </thead> <tbody> <tr> <td><i>Avail/Access</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Affordable</i></td> <td>✓</td> <td></td> <td></td> </tr> <tr> <td><i>Sustainable</i></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	<i>Avail/Access</i>				<i>Affordable</i>	✓			<i>Sustainable</i>			
	<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>																
<i>Avail/Access</i>																			
<i>Affordable</i>	✓																		
<i>Sustainable</i>																			
<i>Outcome</i>	50 households assisted toward ownership																		
<i>Customer/beneficiary</i>	LMI homebuyers citywide																		
<i>Activity</i>	Provides downpayment and closing costs. [24 CFR 92.206]																		
<i>Service area</i>	Citywide																		

<i>Agency, Title</i>	Operation Fresh Start: Employment and Training through Rehab			BC
	1925 Winnebago Street, Madison, WI 53704 / 608-244-4721			
<i>Amount, Source</i>	\$ 214,200 (HOME)		07 / LMH	
	\$ 300,000 (CDBG-PI)		01 / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	4 houses purchased by LMI households; 110 youth trained			
<i>Customer/beneficiary</i>	LMI homebuyers; youth on work crews			
<i>Activity</i>	Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202 and 24 CFR 92.206]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	City Economic Development: Home Buy			BE
	215 Martin Luther King Jr. Boulevard, Madison, WI 53703 / 608-266-4223			
<i>Amount, Source</i>	\$545,000 (WI Dept. of Commerce-HCRI)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	55 households assisted toward ownership			
<i>Customer/beneficiary</i>	LMI homebuyers			
<i>Activity</i>	Loans to households to help them cover downpayment and closing costs. [n/a: State funds]			
<i>Service area</i>	Countywide			
<i>Agency, Title</i>	Madison Area Community Land Trust: Acquisition Fund			BF
<i>Amount, Source</i>	\$54,000 (HOME)		05R / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	1 property acquired			
<i>Customer/beneficiary</i>	LMI homebuyers			
<i>Activity</i>	Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202 and 24 CFR 92.206]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Habitat for Humanity: Housing for Homebuyers			BJ
	1014 Fielder Ln. Madison, WI 53713			
<i>Amount, Source</i>	\$216,000 (HOME)		05R / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	4 properties purchased by LMI homebuyers			
<i>Customer/beneficiary</i>	LMI households			
<i>Activity</i>	Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202 and 24 CFR 92.206]			
<i>Service area</i>				

	Movin' Out: Homeownership Program 600 Williamson Street, Suite J, Madison, WI 53703 / 608-251-4446	BK
<i>Outcome</i>	\$ 270,000 (HOME)	13 / LMH
<i>Customer/beneficiary</i>		
<i>Activity</i>		
<i>Service area</i>		
<i>Outcome</i>	6 households (with at least one member who has a disability) assisted into homeownership	
<i>Customer/beneficiary</i>	LMI households having one person with a permanent physical, developmental or mental disability	
<i>Activity</i>	Provides down payment and partial equity assistance. [24 CFR 92.206]	
<i>Service area</i>	Citywide	

D. Improvement and Expansion of Rental Housing:

<i>Agency, Title</i>	City CDBG: Housing Development Fund (Rental) 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740	ZH
<i>Amount, Source</i>	See the Housing Development Fund total budget in the Homeownership section. This fund will help finance both ownership and rental projects approved during the year 2011, after Commission and Council approval.	14G / LMH
<i>HUD Performance Category</i>		
<i>Outcome</i>	1 unit of affordable rental housing per \$54,000 budgeted	
<i>Customer/beneficiary</i>	LMI rental households	
<i>Activity</i>	Provides deferred loans to non-profits seeking to acquire, rehab or build affordable housing for low- and moderate-income people within the city of Madison. [24 CFR 570.202 or 24 CFR 92.206 and 92.208]	
<i>Service area</i>	Citywide	
<i>Agency, Title</i>	CDBG Office: ESG Rehab Project Reserve Fund 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740	ZH
<i>Amount, Source</i>	\$ 0(ESG)	14B / LMH
<i>HUD Performance Category</i>		
<i>Outcome</i>	0 unit of transitional housing created or renovated	
<i>Customer/beneficiary</i>	Homeless households	
<i>Activity</i>	Loans to non-profit agencies to rehab units for transitional housing. [24 CFR 576]	
<i>Service area</i>	Citywide	

<i>Agency, Title</i>	CDBG Office: Scattered Site CLA Fund ZH 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740			
<i>Amount, Source</i>	\$ Carry over from 2010 Scattered Site Fund		14G / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>	✓		
<i>Outcome</i>	3 units of affordable rental housing for special needs population			
<i>Customer/beneficiary</i>	LMI rental households			
<i>Activity</i>	Provides deferred loans to non-profits seeking to acquire affordable housing for low- and moderate-income people within the city of Madison. [n/a: local City funds]			
<i>Service area</i>	Scattered Site Areas			
<i>Agency, Title</i>	Common Wealth Development: Affordable Rental Housing			DD
<i>Amount, Source</i>	\$197,050 (HOME)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>				
<i>Agency, Title</i>	Goodwill Industries: Land Acquisition for Rental Housing			DR
<i>Amount, Source</i>	\$200,000 (CDBG)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>				
<i>Agency, Title</i>	Movin' Out: Rental Housing Program DQ 600 Williamson Street, Suite J, Madison, WI 53703 / 608-251-4446			
<i>Amount Source</i>	\$ 180,000 (HOME)		21F & 21G / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	3 units of affordable rental housing acquired			
<i>Customer/beneficiary</i>	LMI renters			
<i>Activity</i>	Acquire buildings to serve as affordable homes for households where at least one member is a person with a disability.			
<i>Service Area</i>	Citywide			

E. Business Development and Job Creation:

<i>Agency, Title</i>	City CDBG Office: Economic Development Fund				ZE
<i>Amount, Source</i>	\$0			18A / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>				
	<i>Affordable</i>				
	<i>Sustainable</i>		✓		
<i>Outcome</i>	0 full time equivalent jobs created/offered to LMI individuals				
<i>Customer/beneficiary</i>	LMI individuals				
<i>Activity</i>	Fund mid-year initiatives or currently funded projects that address job creation objectives.				
<i>Service area</i>	Citywide				
<i>Agency, Title</i>	Common Wealth Development: Neighborhood/Equity Fund				EB
	1501 Williamson Street, Madison, WI 53703 / 608-256-3527				
<i>Amount, Source</i>	\$ 7,500 (CDBG-PI)			18A / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>				
	<i>Affordable</i>				
	<i>Sustainable</i>		✓		
<i>Outcome</i>	1 job created				
<i>Customer/beneficiary</i>	LMI individuals				
<i>Activity</i>	Reinvest repayments from previously funded loans for businesses (or housing). [24 CFR 570.204]				
<i>Service area</i>	Census Tract 19				
<i>Agency, Title</i>	Madison Development Corporation: Business Loan Program				EC
	550 W. Washington Avenue, Madison, WI 53703 / 608-256-2799				
<i>Amount, Source</i>	\$1,000,000 (CDBG PI)			18A / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>		✓		
	<i>Affordable</i>				
	<i>Sustainable</i>				
<i>Outcome</i>	35 full time equivalent jobs created/offered to LMI individuals				
<i>Customer/beneficiary</i>	LMI individuals				
<i>Activity</i>	Provides loans to small businesses who will commit to creation of full time employment positions made available to low and moderate-income individuals. May involve cooperative agreements with the Small Business Administration and private lenders for a small business lending program. [24 CFR 570.204]				
<i>Service area</i>	Citywide				
<i>Agency, Title</i>	Community Ground Works: Green Carts				EL
<i>Amount, Source</i>	\$55,410 (CDBG)				
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>		✓		
	<i>Affordable</i>				
	<i>Sustainable</i>				
<i>Outcome</i>					
<i>Customer/beneficiary</i>					
<i>Activity</i>					
<i>Service area</i>					

F. Economic Development of Small Businesses:

<i>Agency, Title</i>	Wisconsin Women's Business Initiative Corp.: Business Development Workshops FD 2300 S. Park Street, Suite 4, Madison, WI 53713 / 608-257-5450			
<i>Amount, Source</i>	\$ 164,000(CDBG)		18C / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>		✓	
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	56 entrepreneurs assisted, 8 loans closed			
<i>Customer/beneficiary</i>	LMI Individuals			
<i>Activity</i>	Funds series of trainings for individuals who demonstrate interest in starting or expanding very small businesses (micro-enterprises) and provide loans to assist with business start-up. [24 CFR 570.201(o)]			
<i>Service area</i>	Citywide with emphasis on south Madison			
<i>Agency, Title</i>	Latino Chamber of Commerce: Small Business Technical Assistance FF 2300 S. Park Street, Suite 2, Madison, WI 53713 / 608-712-3522			
<i>Amount, Source</i>	\$ 20,000 (CDBG)		18C / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>		✓	
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	10 existing small businesses strengthened			
<i>Customer/beneficiary</i>	LMI Individuals			
<i>Activity</i>	Funds series of trainings for individuals who demonstrate interest in starting or expanding very small businesses (micro-enterprises). [24 CFR 570.201(o)]			
<i>Service area</i>	Citywide with emphasis on south Madison			
<i>Agency, Title</i>	African American Black Business Association (AABBA): Smarter Black Businesses FF			
<i>Amount, Source</i>	\$20,000 (CDBG)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>		✓	
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>				

G. Improvement of Community Focal Points: Community Gardens and Neighborhood Centers

<i>Agency, Title</i>	Community Action Coalition: Community Gardens 1717 N. Stoughton Road, Madison, WI 53704 / 608-246-4730			GA
<i>Amount, Source</i>	\$ 56,328 (CDBG)		05 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	8 gardens assisted / 450 households involved, 8 neighborhoods strengthened			
<i>Customer/beneficiary</i>	Lower Income households			
<i>Activity</i>	Provides staffing and support to lower income households who build leadership and community-building skills through participation in a community garden. [24 CFR 570.201(e)]			
<i>Service area</i>	Citywide with recruitment from CDBG Target Area			
<i>Agency, Title</i>	Boys and Girls Club: Allied Core Center Services 4619 Jenewein Road, Madison, WI 53711 / 608-204-9722			GC
<i>Amount, Source</i>	\$ 64,005 (CDBG) \$ 53,669 (City)		05 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	4,000 unduplicated people served; 9,335 program hours provided; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of the Allied Drive/Dunn's Marsh neighborhood			
<i>Activity</i>	Provides funding for continuation of core functions at neighborhood center. [24CFR 570.201(e)]			
<i>Service area</i>	Census Tract 6			
<i>Agency, Title</i>	Boys and Girls Club: Taft Core Center Services 2001 Taft Street, Madison, WI 53713 / 608-257-2606			GE
<i>Amount, Source</i>	\$ 162,468 (City)		05 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	9,170 program hours provided to 4,000 individuals; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of South Madison			
<i>Activity</i>	Funds continuation of core functions at Boys and Girls Club, formerly South Madison Neighborhood Center. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 14.01 and part of 13.98			

<i>Agency, Title</i>	Vera Court Neighborhood Center: Vera Core Center Services GF 614 Vera Court, Madison, WI 53704 / 608-246-8372		
<i>Amount, Source</i>	\$ 17,444 (CDBG) 05 / LMC \$ 91,807 (City) [\$ 15,000 (Private)]		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	7,500 program hours provided to 2,700 individuals, 1 neighborhood strengthened.		
<i>Customer/beneficiary</i>	Residents of Vera Court Neighborhood Center's service area		
<i>Activity</i>	Funding for the continuation of the core functions. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tract 23.01		
<i>Agency, Title</i>	Friends of Wil-Mar: Wil-Mar Core Center Services GG 953 Jenifer Street, Madison, WI 53703 / 608-257-4576		
<i>Amount, Source</i>	\$ 81,547 (CDBG) 05 / LMC \$ 68,379 (City)		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	4,500 unduplicated people served; 8,000 program hours provided, 1 neighborhood strengthened.		
<i>Customer/beneficiary</i>	Residents of the Marquette-Williamson neighborhood		
<i>Activity</i>	Provides funding for continuation of core functions at Wil-Mar Neighborhood Center. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tract 19		
<i>Agency, Title</i>	Goodman Community Center: Goodman Facility Use GH 149 Waubesa Street, Madison, WI 53704 / 608-241-1574		
<i>Amount, Source</i>	\$ 29,915 (CDBG) 05 / LMC \$ 25,085 (City)		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	2,800 program hours; 10,000 individuals, 1 neighborhood strengthened		
<i>Customer/beneficiary</i>	Residents of center service area		
<i>Activity</i>	Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tracts 20 and 26.01		
<i>Agency, Title</i>	Vera Court Neighborhood Center: Bridge Lake Point Waunona Facility Use GI 1917 Lakepoint Drive, Madison, WI 53713 / 608-441-6991		
<i>Amount, Source</i>	\$ 62,731 (CDBG) 05 / LMC \$ 52,602 (City)		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	8,000 program hours provided to 2,200 individuals; 1 neighborhood strengthened		
<i>Customer/beneficiary</i>	Residents of Bridge-Lake Point-Waunona Center service area		
<i>Activity</i>	Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tract 15.01		

<i>Agency, Title</i>	East Madison Community Center: EMCC Facility Use GJ 8 Straubel Court, Madison, WI 53704 / 608-249-0861			
<i>Amount, Source</i>	\$ 41,171 (CDBG) 05 / LMC \$ 34,522 (City)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	5,000 program hours provided to 4,000 individuals; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of East Madison Community Center's service area			
<i>Activity</i>	Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 25.98			
<i>Agency, Title</i>	Lussier Community Education Center: LCEC Facility Use GL 55 S. Gammon Rd., Madison, WI 53717 / 608-833-4979			
<i>Amount, Source</i>	\$ 29,353 (CDBG) 05 / LMC \$ 24,613 (City)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	1,000 program hours provided to 800 individuals, 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of Wexford's service area.			
<i>Activity</i>	Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 2.04			
<i>Agency, Title</i>	Kennedy Heights Neighborhood Center: Facility Use GM			
<i>Amount, Source</i>	\$45,000			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>				
<i>Agency, Title</i>	Wisconsin Youth and Family Center: WYFC Facility Use GM 1201 McKenna Boulevard, Madison, WI 53719 / 608-276-9782			
<i>Amount, Source</i>	\$ 29,991 (City) 05 / LMC			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	3,595 program hours provided to 450 individuals, 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of the greater Southwest Madison area			
<i>Activity</i>	Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 4.01			

<i>Agency, Title</i>	MSCR Meadow Neighborhood Center: Facility Use				GN
<i>Amount, Source</i>	\$40,146 (CDBG) \$31,704 (City)				
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>				
	<i>Affordable</i>				
	<i>Sustainable</i>				✓
<i>Outcome</i>					
<i>Customer/beneficiary</i>					
<i>Activity</i>					
<i>Service area</i>					

K. Physical Improvement of Community Service Facilities:

<i>Agency, Title</i>	CDBG Office: Acquisition Rehab Fund				KA
	215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740				
<i>Amount, Source</i>	\$ 23,779 (CDBG)		03 / LMC		
	\$ TBD (CDBG-PI)				
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>				✓
	<i>Affordable</i>				
	<i>Sustainable</i>				
<i>Outcome</i>	3 buildings acquired, brought to code, or made accessible (depending on funds available)				
<i>Customer/beneficiary</i>	LMI participants in various human services				
<i>Activity</i>	Funds for acquisition, accessibility improvements and/or renovation of facilities used by community agencies serving the CDBG target population. [24 CFR 570.201(a) or (c)]				
<i>Service area</i>	Citywide				

L. Revitalization of Strategic Areas:

<i>Agency, Title</i>	City Planning Unit: Neighborhood Planning				LA
	215 Martin Luther King Jr. Boulevard, LL-100, Madison, WI 53703 / 608-266-4635				
<i>Amount, Source</i>	\$ 41,500 (CDBG)		20 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>	
	<i>Avail/Access</i>				
	<i>Affordable</i>				
	<i>Sustainable</i>				✓
<i>Outcome</i>	3-5 year neighborhood plan				
<i>Customer/beneficiary</i>	Residents and businesses in neighborhoods along the Northport/Warner corridor.				
<i>Activity</i>	Facilitate steering committee development of goals, objectives and project priorities. [24 CFR 570.205]				
<i>Service area</i>	Census Tracts 22, 23.01 and 24.02				

<i>Agency, Title</i>	Neighborhood Projects: C.T. 14.01 (Leopold) LB (Specific activities to be determined after adoption of neighborhood plan)			
<i>Amount, Source</i>	\$ 64,723 (CDBG)		03 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	Completion of one or more activities which address plan goals			
<i>Customer/beneficiary</i>	Residents and businesses in these neighborhoods			
<i>Activity</i>	Reserve funds for the top priority projects identified through a neighborhood based resident steering committee. [24 CFR 570.201(a) or (c)]			
<i>Service area</i>	Census Tracts 22, 23.01 and 24.02			
<i>Agency, Title</i>	Northside Planning Council: Kitchen Incubator LB			
<i>Amount, Source</i>	\$200,000 (CDBG)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>		✓	
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>	Project Home: Resident Services LS 1966 S. Stoughton Rd., Madison, WI 53716 / 608-246-3733			
<i>Amount, Source</i>	\$ 11,096 (City)		21D / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	25 tenants of the Allied Drive area assisted with case management to help stabilize housing			
<i>Customer/beneficiary</i>	LMI renters in Census Tract 6			
<i>Activity</i>	Provides case management to individuals in Allied Drive to help stabilize their housing			
<i>Service area</i>	Census Tract 6			
<i>Agency, Title</i>	Urban League of Greater Madison: Allied Job Service LS 151 E Gorham St, Madison, WI 53703 / (608) 251-8550			
<i>Amount, Source</i>	\$ 73,280 (City)		20 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	48 residents of Census Tract 6 will complete an employment training program and obtain employment			
<i>Customer/beneficiary</i>	LMI residents of Census Tract 6			
<i>Activity</i>	Funds employment assessment, training and placement into living wage paying jobs			
<i>Service area</i>	Census Tract 6			

<i>Agency, Title</i>	Construction Training, Inc.: Skilled Trades Apprenticeship Readiness Training (START) 810 W. Badger Rd, Madison WI 53713 / 608-628-3118			LS
<i>Amount, Source</i>	\$ 56,576 (City)			03 / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	Provide training to assist 35 LMI residents of Census Tract 6 to pass a construction test necessary to work as an apprentice			
<i>Customer/beneficiary</i>	LMI residents of Census Tract 6			
<i>Activity</i>	Funds employment training to assist residents to become construction apprentices			
<i>Service area</i>	Census Tract 6			

(X). Expansion of Individual Choice and Agency Access to Resources:

<i>Agency, Title</i>	Metropolitan Milwaukee Fair Housing Council: Fair Housing Testing 600 Williamson St., Ste. L4, Madison, WI 53703 / 608-257-0853			XC
<i>Amount, Source</i>	\$ 30,900 (City)			21D / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	18 fair housing tests to investigate and prevent housing discrimination			
<i>Customer/beneficiary</i>	LMI individuals			
<i>Activity</i>	Provides fair housing enforcement testing and education to reduce illegal activity and future discrimination			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Metropolitan Milwaukee Fair Housing Council: Owner/Mgr. Housing Workshops 600 Williamson St., Ste. L4, Madison, WI 53703 / 608-257-0853			XH
<i>Amount, Source</i>	\$8,000 (CDBG)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>	Provide fair housing workshops for property owners and managers.			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Independent Living: Home Share 815 Forward Drive, Madison, WI 53711 / 608-274-7900			XD
<i>Amount, Source</i>	\$ 9,471 (CDBG)			21D / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	20 matched households, serving 39 individuals			
<i>Customer/beneficiary</i>	LMI homeowners			
<i>Activity</i>	Matches home seekers with home sharers. [24 CFR 570.206(c)]			
<i>Service area</i>	Citywide			

<i>Agency, Title</i>	Tenant Resource Center: Mediation XG 1202 Williamson Street, Suite A, Madison, WI 53703 / 608-257-0143		
<i>Amount, Source</i>	\$ 12,503 (City)		05K / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>		✓
	<i>Sustainable</i>		
<i>Outcome</i>	65 households		
<i>Customer/beneficiary</i>	Low-income renters and apartment owners/managers		
<i>Activity</i>	Resolve housing disputes by mediating conflicts between renters and owners to reduce eviction and loss of housing		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	Community Action Coalition: Housing Counseling and Financial Services XJ 1717 N. Stoughton Road, Madison, WI 53704 / 608-246-4730		
<i>Amount, Source</i>	\$ 24,077 (City)		21D / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>		✓
	<i>Sustainable</i>		
<i>Outcome</i>	325 households helped to stabilize their housing; 10,000 households provided with information and referrals.		
<i>Customer/beneficiary</i>	LMI seekers of housing.		
<i>Activity</i>	Helps income eligible persons stabilize affordable housing. [24 CFR 570.206(c)]		
<i>Service area</i>	Countywide		

(J). Improvement of Services to Homeless and Special Populations:

<i>Agency, Title</i>	CDBG Office: ESG Services JA 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740		
<i>Amount, Source</i>	\$ 278,300 (WI ESG)		03T / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>		✓
	<i>Sustainable</i>		
<i>Outcome</i>	500 homeless households assisted through 11 homeless service groups		
<i>Customer/beneficiary</i>	Homeless households		
<i>Activity</i>	Purchase of furnishings, utility subsidies, case management and special programming for homeless or near-homeless households. [24 CFR 576.21]		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	Porchlight, Inc.: PTO Maintenance Training and Utilities JD 306 N. Brooks St., Madison, WI 53715 / 608-257-2534		
<i>Amount, Source</i>	\$ 4,000 (ESG)		03T / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>		✓
	<i>Sustainable</i>		
<i>Outcome</i>	15 units of transitional housing made available to new homeless individuals.		
<i>Customer/beneficiary</i>	Homeless households		
<i>Activity</i>	Provides for training 6 homeless individuals to ready 15 transformational housing units for new program participants.		
<i>Service area</i>	Citywide		

<i>Agency, Title</i>	Porchlight, Inc.: Residence-Based Support Services JD 306 N. Brooks St., Madison, WI 53715 / 608-257-2534			
<i>Amount, Source</i>	\$ 87,026 (City)		O3T / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	250 households assisted with counseling and appropriate supportive services			
<i>Customer/beneficiary</i>	LMI households			
<i>Activity</i>	Expand level of supportive services available to residents of a single room occupancy facility and other scattered site Porchlight facilities. [24 CFR 576.21]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Porchlight, Inc.: Outreach Services JD 306 N. Brooks St., Madison, WI 53715 / 608-257-2534			
<i>Amount, Source</i>	\$ 40,000 (City)		O5K / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	60 individuals assisted to find appropriate housing and other supportive services			
<i>Customer/beneficiary</i>	Homeless individuals			
<i>Activity</i>	Provides outreach, referral and guidance to individuals who appear in need of housing or other support services			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	The Salvation Army: Warming House JG 630 E. Washington Ave, Madison, WI 53703 / 608-250-2260			
<i>Amount, Source</i>	\$ 14,588 (City) \$ 26,162 (ESG)		O3T / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	600 persons provided with 4,200 nights of shelter			
<i>Customer/beneficiary</i>	Homeless families			
<i>Activity</i>	Provides partial cost of operation of the overflow emergency shelter for families with children			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Porchlight, Inc.: Hospitality House JM 1490 Martin St., Madison, WI 53713 / 608-255-4401			
<i>Amount, Source</i>	\$ 72,060(City) \$ 24,331 (ESG)		O3T / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	1,500 persons helped to find housing and 200 person helped to find employment			
<i>Customer/beneficiary</i>	Homeless individuals and those at risk of homelessness			
<i>Activity</i>	Provides partial operating costs of information and referral center for homeless individuals and families. [24 CFR 576.21]			
<i>Service area</i>	Citywide			

<i>Agency, Title</i>	Porchlight, Inc.: Eliminating Barriers to Housing JM 1490 Martin St., Madison, WI 53713 / 608-255-4401			
<i>Amount, Source</i>	\$25,000 (City)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>				
<i>Agency, Title</i>	YWCA of Madison: Second Chance JR 101 E. Mifflin St., Madison, WI 53703 / 608-257-1436			
<i>Amount, Source</i>	\$ 20,600 (ESG)		03T / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	200 persons assisted with educational classes and counseling			
<i>Customer/beneficiary</i>	Homeless households			
<i>Activity</i>	Provides workshops on tenant conduct and rights, and follow-up case management to families seeking more permanent housing. [24 CFR 576.21]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	YWCA of Madison: Success Program JR 101 E. Mifflin St., Madison, WI 53703 / 608-257-1436			
<i>Amount, Source</i>	\$ 20,600 (ESG)		05H / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	10 individuals will obtain a minimum of part-time employment and 10 individuals will obtain full-time employment.			
<i>Customer/beneficiary</i>	Homeless individuals or individuals at risk of homelessness.			
<i>Activity</i>	Provides job readiness, basic computer skills, structured training and internships and employment search assistance. Other supportive services provided with HPRP funding.			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	The Road Home: Day Center Operations JT			
<i>Amount, Source</i>	\$8,811 (ESG)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>				
<i>Customer/beneficiary</i>				
<i>Activity</i>				
<i>Service area</i>				

<i>Agency, Title</i>	Domestic Abuse Intervention Services: Housing Related Aid JV P.O. Box 1761, Madison, WI 53701 / 608-251-1237 ext 307		
<i>Amount, Source</i>	\$ 29,870 (City)		O3T / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>	✓	
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	45 households who are victims of domestic abuse provided safe housing to avoid homelessness		
<i>Customer/beneficiary</i>	Homeless households		
<i>Activity</i>	Provides victims of domestic abuse motel vouches or assistance to remain in their home or move to another unit to be safe from abuse		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	Tellurian: Reach Out XI 300 Femrite Dr., Monona, WI 53716 / 608-222-7311		
<i>Amount, Source</i>	\$ 12,503 (City)		O5K / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	30 individuals in the State Street area assisted to find appropriate housing and other supportive services		
<i>Customer/beneficiary</i>	Lower income individuals in State Street area		
<i>Activity</i>	Provides outreach, referral and guidance to individuals on State Street who appear in need of housing or other support services. [n/a: local City funds]		
<i>Service area</i>	Census Tracts 17, 16.02		

Z. Administration of Overall Program:

<i>Agency, Title</i>	CDBG Office: Direct Administration/Support Services ZZ 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740		
<i>Amount, Source</i>	\$ 667,339 (CDBG + PI) \$ 247,301 (HOME + PI) \$ 4,078 (ESG)		21A / Planning/Admin. 19A / Planning/Admin.
<i>Outcome</i>	Well-managed community development program with effective progress toward 5 year goals		
<i>Customer/beneficiary</i>	City residents		
<i>Activity</i>	Provides staffing for City Community Development program development, Commission staffing, contract development and monitoring, and general program management. Provides support services including administrative services, evaluation, affirmative action, public information, historic preservation and bid services. [24 CFR 570.206]		
<i>Service area</i>	CDBG Target Neighborhoods and lower income households citywide		
<i>Agency, Title</i>	CDBG Office: Futures Fund XA 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740		
<i>Amount, Source</i>	\$ 18,537 (CDBG)		O1, 19C, or 20 / LMC
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	1 feasibility study or innovative project initiated		
<i>Customer/beneficiary</i>	Non-profit agencies serving lower income households		
<i>Activity</i>	Facilitates agencies in addressing short-lived revitalization opportunities. [To be determined as proposals are approved.]		
<i>Service area</i>	Citywide		

American Recovery and Reinvestment Act (ARRA) Stimulus-Funded Activities

Agency, Title	CDBG Office: Ongoing ARRA/Stimulus-Funded Activities 215 Martin Luther King Jr. Boulevard, Room 280, Madison, WI 53703 / 608-267-0740
Amount, Source	\$ 8.4 million (EECBG) \$ 817,092 (HPRP) \$ 534,096 (CDBG-R)
Service area	Citywide

Summary of Specific Annual Objectives and Outcome Measures

**If not using the CPMP Tool: Complete and submit Table 2C and Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

23. *Provide a summary of specific objectives that will be addressed during the program year. (91.220(c)(3). (Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)*
24. *Describe the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives during the program year. (Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)*
25. *Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability). 91.220(e). (Use of the Summaries Table or Table 2C/Table 3A will be sufficient. No additional narrative is required.)*

HOUSING

Annual Affordable Housing Goals (91.220(g))

**If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.*

**If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

26. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

2011 Action Plan Specific Objectives response:

In 2011, the Community Development Division will focus on the following objectives in the housing area:

- Improve the quality of the existing owner-occupied housing stock to possibly include an energy conservation and sustainability component as well as support community stability and neighborhood revitalization efforts.
- Increase the opportunities for homeownership for low and moderate income through the provision of downpayment assistance.

- Expand the number of affordable rental units and improve the quality and diversity of units available to lower income individuals throughout the community.

HOME and CDBG funds will be utilized to fund the housing objectives stated above.

Needs of Public Housing (92.220(b))

27. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

28. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

2011 Action Plan Public Housing Strategy response:

The Madison Community Development Authority (CDA) provides critical low-income housing and redevelopment resources to the City's residents and neighborhoods. The CDA is an independent semi-public agency with a dedicated funding stream for housing choice vouchers and low-income public housing from the Federal Department of Housing and Urban Development. It also is a body that has the powers of public financing, bonding and condemnation derived from the State Statutes.

The City has entered into agreements with the CDA to administer City rehab. loan funds and oversee several other redevelopment financing programs, including the TIF program and Capital Revolving Fund.

The staff administering the HUD, CDBG, HOME, ESG and related neighborhood development funds works closely with the other City employees staffing the CDA to design programs, assess community trends, coordinate regulatory enforcement and improve services to residents. The staff of the City and the CDA have identified three ongoing major activities for 2011:

- a) Marketing and educational efforts to increase the number of apartment owners participating in the housing choice voucher program;
- b) Continue to provide housing choice voucher holders with homeownership opportunities and resources offered through agencies and programs.
- c) Use place-based housing choice vouchers to reinforce neighborhood revitalization goals.

The CDA has outlined other major housing initiatives in its own Five Year Plan and Annual Plan available by request to the Housing Operations Unit (www.cityofmadison.com/housing).

Antipoverty Strategy

29. Briefly describe the actions that will take place during the next year to reduce the number of poverty level families (as defined by the Office of Management and Budget and revised annually), taking into consideration factors over which the jurisdiction has control.

2011 Action Plan Antipoverty Strategy response:

The Antipoverty strategy of the City is to promote the accessibility and availability of employment, education, health care and family support services to lower income households to help them develop greater family independence and to promote neighborhood involvement, steps which will eventually lead to the reduction of poverty throughout the City.

The City has adopted five major strategies to achieve these goals of poverty reduction:

1. Market information about resources to poverty level households;
2. Refine housing assistance programs to better link such housing assistance to other helping resources, including self-help activities, such as community gardening and employment efforts;
3. Improve City service delivery systems to become more responsive to neighborhoods where poverty-level families tend to reside and encourage goals, policies and practices which tend to involve these neighborhoods in the City's decision processes and revitalization efforts.
4. Increase economic development and employment and training opportunities.
5. Improve collaborative efforts between local governments, non-profits, schools and businesses.

In 2011, the City will continue efforts begun earlier to work closely with residents, owners and community groups to address some of the emerging revitalization issues in the Southwest area, Leopold School area and the Northport/Warner/Sherman areas, as well as continue to support revitalization efforts in the Allied-Dunn's Marsh area. These efforts will continue to:

- Improve the public infrastructure within the areas.
- Continue to support the 5 Neighborhood Resource Staff Teams (including representatives from CDBG, EOC, Public Health, Police, Community Services and Building Inspection).
- Increase effectiveness of the overall police law enforcement efforts to reduce criminal activity.
- Stabilize the management of rental housing and the Meadowood neighborhood center in the southwest area.
- Assess and refine the City's efforts to support resident involvement and empowerment in the community.
- Support efforts of owners and residents to reduce energy consumption through partnership efforts with the State of Wisconsin and Madison Gas and Electric.
- Coordinate and collaborate programs and services with other funders, agencies, businesses, and neighborhood organizations.

The City's efforts will assist in reducing poverty by addressing emerging neighborhood needs. These efforts will bring additional services and opportunities to residents that may have been previously underserved or isolated.

Barriers to Affordable Housing

30. Describe the actions that will take place during the next year to remove barriers to affordable housing.

31. Describe the actions that will take place during the next year to foster and maintain affordable housing.

2011 Action Plan Barriers to Affordable Housing response:

The City continues to rewrite the zoning code. A Development Services Center website and ELAM (Enterprise Land Asset Management) system became operational in 2009. The Development Services Center helps to streamline the land use approval process. In 2011, the Community Development Division will continue to participate in the operational aspects of this system and seek its improvement through evaluation. The CDBG Office will continue to review its experience in the funding of affordable housing projects and where possible, seek Council action to remove non-financial obstacles to the construction of affordable housing within the City.

Another policy of concern relates to property tax exemption. New state legislation will allow property owned by a non-profit benevolent association and as low income housing to be exempt from local property taxes. Without recent change these low income housing properties would pay property tax resulting in greater expenses which would be passed on to the tenant through rent.

The Community Development Division will meet periodically with Third Sector Housing, a group of non-profit housing development agencies, to identify ways to improve the capacity of non-profit agencies for housing development, and to streamline various aspects of the funding proposal, contracting and procurement process. Some of these recommendations will be reflected in the Program Funding Framework and guidelines for future years. Some will be incorporated into the procurement procedures and policies for the development process.

Lead-based Paint

32. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

2011 Action Plan Lead-based Paint response:

The City will continue to implement the lead paint hazard control activities into its HUD funded projects. Each property built before 1978 will require a lead paint inspection. If lead is unstable the City requires that the lead be stable prior to the any buyer or renter moves into the property. The City/County Public Health Department and City Building Inspection staff will continue to coordinate implementation of a local ordinance designed to reduce lead paint removal and dust hazards to neighbors. The CDBG staff will continue to work with lenders to ensure that they address lead paint with the buyers prior to the closing. The lead paint brochure is given to each household that is purchasing a property built prior to 1978.

HOMELESS

Specific Homeless Prevention Elements

**Please also refer to the Homeless Needs Table in the Needs.xls workbook.*

33. Please describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

34. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

35. *Discharge Coordination Policy—The jurisdiction must certify it established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. (91.225 (c)(10))*

2011 Action Plan Special Needs response:

The City of Madison has followed a strategy to reduce homelessness through eviction prevention efforts and efforts intended to move homeless people quickly from streets and shelters into transitional or permanent housing. It has outlined its priorities for homeless and other special needs activities in a Five Year Consolidated Plan and accepted the relevant recommendations in the “Community Plan to Prevent and End Homelessness in Dane County” developed by the Homeless Services Group (continuum of care for Dane County).

The Five Year Plan and subsequent annual funding requests have outlined these objectives:

1. Provide opportunities which support the movement of homeless people and those with special needs into permanent housing or which assist these households find appropriate shelter (both short- and long-term).
2. Promote prevention and outreach services to those at risk of homelessness.

The “Community Plan to Prevent and End Homelessness” outlines three major objectives:

1. Provide support services to homeless and at risk households to access and maintain stable housing.
2. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.
3. Provide an adequate inventory of affordable housing units for low-income households by creating new units and by making existing units affordable.

The City has long supported and will continue to give preference to projects that develop transitional or special needs supportive permanent housing units throughout the community (including Dane County).

The City will conduct a Request for Proposals process in conjunction with its collaborative efforts with local homeless service agencies to secure State-administered ESG funds and rental assistance resources for the Dane County area. By identifying specific projects through this process, the City is able to address the needs of the mobile homeless population, tap the resources of County and community agencies and integrate the local services delivery system. While the HUD ESG funds represent a relatively small portion of the total resources within the local homeless services system, the City and providers have generally been able to support projects which address those objectives within the Five Year Plan. Hence, the City anticipates that a portion of the funds will be directed toward vouchers for entry fees and security deposits to help homeless individuals secure permanent housing, rent guarantees for people at risk of eviction, case management services to assist people to find, secure and retain appropriate housing and renovation funds for new or existing transitional housing units.

Emergency Shelter Grants (ESG)

36. *If applicable, describe how the ESG matching requirements will be met.*
37. *(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.*

2011 Action Plan ESG response:

The City of Madison requires that each funded agency provide a one-for-one match while the City provides the match for ESG administration funds.

The City of Madison does not award grants to State recipients.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

- *If not using the CPMP Tool: Complete and submit Table 1B.*
**If using the CPMP Tool: Complete and submit Needs Table/Non-Homeless Needs.*

38. *Please describe any supportive housing activities being undertaken to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).*

2011 Action Plan Specific Objectives response:

The local service delivery system in Wisconsin relies on State funding of County government to provide the lead human services for these populations. The City of Madison has chosen to provide some supplemental levels for particular functions, such as the development of housing for people with special needs through organizations such as Movin' Out and Housing Initiatives. This One Year Plan will continue that focus on housing production and adaptation.

A more complete list of supportive housing facilities is found in the City's Annual Homeless Reports, available through the CDBG Office.

The City does not currently plan to use HOME funds for direct rental assistance, but may amend this plan through an annual amendment to provide such an option. The current priority is to use HOME funds to expand the availability and accessibility of housing stock designed to serve the housing needs of those populations.

COMMUNITY DEVELOPMENT

Community Development

- *If not using the CPMP Tool: Complete and submit Table 2B, Table 1C Summary of Specific Objectives.*
**If using the CPMP Tool: Complete and submit the Needs Worksheets/Non-Housing Community Development and Summary of Specific Annual Objectives Worksheets or Summaries.xls*

39. *Identify the estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income (an amount generally not to exceed ten percent of the total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified as a contingency for cost overruns.)*

40. *CDBG resources must include the following in addition to the annual grant:*

- a. *Program income expected to be received during the program year, including:*
 - i. *The amount expected to be generated by and deposited to revolving loan funds;*

The total amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

- b. *Program income received in the preceding program year that has not been included in a statement or plan;*
- c. *Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives in its strategic plan;*
- d. *Surplus funds from any urban renewal settlement for community development and housing activities; and*
- e. *Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.*

41. *NA If a jurisdiction intends to carry out a new CDBG float-funded activity, the jurisdiction's plan must include the following information:*

- a. *For the program income included in 1(b) above, the jurisdiction should identify the month(s) and year(s) in which the program income will be received; and which of the following options it will take for each float-funded activity to address the risk that the activity may fail to generate adequate program income:*
 - i. *amend or delete activities in the amount equal to any amount due from default or failure to produce sufficient income in a timely manner. (If this option is chosen, the action plan must include a description of the process it will use to select activities to be amended or deleted and how it will involve citizens in that process), OR*
 - ii. *obtain an irrevocable line of credit from a commercial lender for the full amount of the float-funded activity. (If this option is chosen, information on the float-funded activity in the action plan must include the lender and the terms of the irrevocable line of credit), OR*
 - iii. *agree to transfer general local government funds to the CDBG line of credit in the full amount of any default or shortfall within 30 days of the float-funded activity's failure to generate projected program income on schedule.*

41. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs, public facilities, public improvements, public services and economic development. (Use of Table 2B or the Community Development Needs Table is sufficient, additional narrative is not required)

- b. *For activity for which the jurisdiction has not yet decided on a specific location, such as when a jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, provide a description of who may apply for the assistance, the process by which the grantee expects to select who will receive the assistance (including selection criteria), and how much and under what terms the assistance will be provided.*

42. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons. (Use of Table 2B or the Community Development Needs Table and Summaries Table is sufficient, additional narrative is not required)

43. An "urgent need" activity may be included in the action plan only if the jurisdiction certifies that the activity is designed to meet other community development needs having a particular urgency because existing conditions pose a serious and imminent threat to the health or welfare of the community and other financial resources are not available.

2011 Action Plan Community Development response:

For 2011, the City of Madison has placed a high priority on the expansion of economic opportunities for lower income persons through job creation and employment and training, on the creation and improvement of neighborhood-focused facilities that serve lower income neighborhoods, on the operation of neighborhood centers and community gardens, and on revitalization efforts that address higher priority needs within selected geographical areas within the CDBG Target areas.

Priority is reflected in part by the amount of resources targeted for each area. A balanced portfolio of projects effectively implemented over a period of time will result in the most productive effect within the community. The City has developed these priorities over a period of time, based on census, demographic and market data, supplemented by numerous planning processes and public forums, as well as periodic evaluation of the effectiveness of current strategies and projects. These are complemented by discussions and other coordinated research efforts among other city and community funders.

To help families and neighborhoods address these needs and reduce these obstacles, the City has adopted the following non-housing community development objectives:

1. Help businesses and non-profits grow in ways that create new employment opportunities for lower income persons which expands economic opportunity and improves the quality of life for unemployed and underemployed individuals.
2. Assist micro-enterprises thrive to become the principal occupation of their owners or create jobs for lower income persons.
3. Connect residents to job training opportunities that lead to permanent employment that offers a living wage or greater.
4. Create, enhance or sustain the operation of neighborhood centers and community gardens that bring people of diverse backgrounds together, serve as neighborhood focal points, or provide residents with skills or opportunities that will lead to stronger neighborhoods.
5. Assist residents of designated neighborhoods identify opportunities and promote sustainable revitalization efforts. Encourage sustained, complementary and comprehensive revitalization efforts in selected neighborhoods.
6. Create or improve safe, accessible and well-maintained environments for the delivery of human and recreational services to the CDBG target population.

For 2011, the Division is estimating program income to be \$2,049,422. In 2010, the program income totaled \$2,089,086. All previous program income has been included. The Division has not done any float-funded activities in previous years, nor received proceeds from Section 108 loan guarantees, no surplus funds have been received from an urban renewal settlement for community development and housing activities and no grant funds were returned to a line of credit. In addition, there will be no "urgent need" activities included in this plan.

The Division funds 2 agencies, Madison Development Corporation (MDC) and Wisconsin Women's Business Initiative Corporation (WWBIC), which provide business loans. Each agency has established loan underwriting guidelines and they each have a loan committee that reviews the loan application. In addition, Division staff review the commitments prior to the funding of the loan. With regard to who may apply for the loans, WWBIC targets microenterprises with a maximum loan amount of \$25,000 while MDC works with larger businesses. All businesses funded must be located in the City of Madison and job creation must occur based on the amount of the loan. If job creation goals are not met the borrower is subject to a financial penalty.

See pages ___ for 2011 funded activities.

HOME/ American Dream Downpayment Initiative (ADDI)

NA

44. Describe other forms of investment not described in § 92.205(b).

45. Describe how HOME matching requirements will be satisfied?

46. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

47. Describe the policy and procedures the PJ will follow to affirmatively market housing containing five or more HOME-assisted units.

48. Describe actions to be taken to establish and oversee a minority outreach program within the jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking, underwriters, accountants, and providers of legal services, in all contracts, entered into by the PJ with such persons or entities, public and private, in order to facilitate the activities of the PJ to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

49. **NA** *If you intend to use HOME funds for Tenant-Based Rental Assistance, describe the local market conditions that led to the use of the HOME funds for a tenant-based rental assistance program.*

50. **NA** *If the TBRA program will target or provide preference for a special needs group, identify that group from the Consolidated Plan as having an unmet need and show that the preference is needed to narrow the gap in benefits and services received by that population?*

51. **NA** *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
- c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
- d. Specify the required period of affordability, whether it is the minimum 15 years or longer.*
- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

52. **NA** If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:

- g. Describe the planned use of the ADDI funds.
- h. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- i. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

2011 Action Plan HOME/ADDI response:

The Community Development Division will use the recapture option in 2011. The HOME-acquisition and rehab programs administered through the CDBG Office will provide HOME funds to agencies to help them acquire, construct and/or rehab substandard single-family properties throughout the City. These agencies will be obligated through their City-HOME agreement to:

- Provide housing which has an initial purchase price and an estimated appraised value after repair that does not exceed 95% of the median purchase price for the area as determined by HUD;
- Recapture all of its HOME-funded homeownership activities. The City will expect to recapture a portion of the appreciated value of the original HOME investment. These provisions may be accomplished through such measures as an agency right of first refusal, an agency's option to repurchase at a set price or a lease under a land trust concept.
- Place a deed restriction or covenant, or some other mechanism, to enforce the recapture provisions on the properties.

Tenant-Based Activities:

The City of Madison does not propose to use any of its HOME funds for tenant-based rental assistance but will rely on the State-funded ESG/homeless programs operated by the Community Action Coalition (CAC) and both the City's Community Development Authority and the County Housing Authority to do so.

Match Funds:

The City intends to use repayments from earlier projects (not funded with CDBG or HOME funds) as a partial match toward the HOME match requirement. The City will also count other sources contributed to funded projects such as donations of land and material.

Other Forms of Investment:

HOME Forms of Investment

The City contemplates using the following forms of investment for its HOME funds:

1. Loans deferred until sale or transfer or change in use of the property.
2. Shared appreciation equity investments, whereby the recipient and the City divide the appreciated return on assisted property based upon preset guidelines.
3. Equity investments wherein HOME funds are retained within a project in a manner which maintains the provisions of the appreciated pro-rated value of the public investment. The City may also provide a loan to a non-profit agency to use as an equity investment in or loan to a partnership or specialized single-purpose trust which will develop and/or provide affordable housing.

4. Land-lease or community land trust arrangements, where the public entity or publicly-assisted entity retains ownership of the land and a group or eligible household leases the land for HOME-compatible purposes.
5. Lease-purchase arrangements, whereby the City or the CDA would lease the property to eligible households. Under this arrangement, the City/CDA may collect rent payments and escrow a portion of those payments for the household to use toward a down payment on the property and full ownership financing. The City expects that this form of HOME investment will require three to five years between use of HOME funds and the transfer of the title to the eligible household. Through submittal of this Action Plan and a separate letter, the City seeks HUD approval of a waiver to the standard HUD limit of three years for transfer of title and permission to initiate two lease purchase programs which may take up to six years to make this transfer. The City will submit a separate letter to HUD requesting such an arrangement.
6. Loans, construction loans or advances, with or without interest, on terms established to comply with the HOME program requirements.
7. Loan guarantee provisions to leverage private sector lending to HOME-eligible properties.
 - The City intends to use HOME funds in several programs to assist first time homebuyers to acquire ownership stakes in property as part of the City's stated goals.
 - The acquisition and rehab program administered through the Housing Development Fund process by the CDBG Office will provide HOME funds to non-profits to help them acquire and rehab severely deteriorated properties throughout the City. These non-profits will be obligated through their City HOME agreement to place a deed restriction on the properties and institute measures such as a right of first refusal or an option to repurchase at a set price or a lease under a land trust concept. These arrangements shall require the establishment of a price which insures a fair return to the original owner but at a price which does not exceed the statutory limit of 30% of gross income of a family at 75% of the median.

The CDD operates a downpayment assistance program using HUD HOME funds, as well as HUD ADDI program income funds. The City expects to comply with the requirements of the ADDI funds where those funds are used, but may vary certain conditions or standards from these ADDI regulations when it uses those other funding sources.

1. The City has worked closely with the staff of the Community Development Authority to coordinate marketing of the American Dream Downpayment Initiative program to tenants of public housing and holders of Housing Choice vouchers. The City has contacted lenders and realtors with an active track record in serving minority and lower income households to promote the American Dream program. The City and the CDA help co-sponsor a homebuyers' roundtable fair in the spring of each year as a way to promote homeownership and homebuyer education.

In addition to coordinating its efforts with the Madison CDA, the City has worked closely with the Dane County Housing Authority to encourage potential ADDI applicants to enroll in the DCHA's home-buying education classes.

2. The City requires as a condition of the ADDI assistance that homebuyers successfully complete a certified homebuyer's education workshop prior to purchase. The most popular course is the DCHA course noted above, but

several other lenders and credit unions also offer certified courses within the Madison area.

The City ensures that the dwelling unit is inspected for minimum housing code compliance and for lead paint, where age of the dwelling unit would make this applicable, and that results are shared with the potential buyer as part of the home purchase process.

For lower income households at greater risk, the City works closely with community groups like Movin' Out and Habitat for Humanity which provide additional levels of counseling and assistance to their participants, pre- and post-purchase.

For 2011, the CDBG Office proposes the following income determination process to become more aligned with industry standards and provide improved customer service:

- For each wage earning household member, third party employment verifications will be required; one month of pay stubs will be accepted as alternative documentation.
- If the third party verification and one month of pay stubs are not adequate to determine income, the homebuyer will then be required to provide three months of pay stubs or the previous year's tax returns.
- If self-employed, 2 years of verifiable income must be presented.

Housing Opportunities for People with AIDS NA

**If not using the CPMP Tool: Complete and submit Table 1B.*

**If using the CPMP Tool: Complete and submit Needs Table/HOPWA.*

- 53. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
- 54. Specify the one-year goals for the number of low-income households to be provided affordable housing using HOPWA funds for short-term rent, mortgage, and utility payments to prevent homelessness; tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.*
- 55. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
- 56. Identify the method for selecting project sponsors (including providing full access to grassroots, faith-based and other community organizations).*
- 57. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

2011 Action Plan HOPWA response:

The City of Madison does not receive HOPWA funds.

Include any Action Plan information that was not covered by a narrative in any other section.

SUMMARY STATEMENT

The City developed this document to describe its community-development-related strategies and to guide future decisions as these projects are implemented, assessed and modified for improved quality and effectiveness. The document is also designed to meet the requirements of the Department of Housing and Urban Development and to elicit comments and suggestions for improvement from Madison citizens for future actions.

The activities seek to improve those conditions that lead to a better community: healthy neighborhoods; affordable housing; growing employment and businesses; accessible human services; information resources; and effective program management. The resources described in this document are only a portion of the energy, vision and skill brought to bear upon the challenges facing Madison. This plan attempts to provide a framework for the allocation and organization of these public resources in ways which complement the work of others within the community and together improve the viable urban community which embodies the goals of Madisonians.

