# City of Madison
# ~~2013~~2014 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.*

***~~2013~~2014 Action Plan Executive Summary:***

The City of Madison presents this One Year Action Plan for the ~~2013~~2014 Community Development program funds. The City developed these funding decisions based upon Mayoral priorities, Common Council priorities, CDBG Committee recommendations, Community Development Division (CDD) 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 ~~2013~~2014 calendar year once the Common Council approves the ~~2013~~2014 budget. This is in conformance with the requirements of the Housing and Community Development Act of 1973, as amended.

The following describes the ~~2013~~2014 Goals and Objectives:

***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 $7.4 million in anticipated ~~2013~~2014 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. If additional entitlement funds are made available, the CDD and the CDBG Committee will distribute the funds throughout the currently established reserve funds for agencies to access throughout the year. The city used allocation percentages in the ~~2013~~2014 Framework to distribute the funds.

## 2014 Goals, Objectives, Outcomes and Estimated Funding Sources and Amounts

| *Objectives* | *Outcomes* | *Estimated Funding Source and Amount* |
|---|---|---|
| **Goal: Improve and expand affordable housing options** | | |
| (A) Owner-occupied housing | 215 total repairs/rehabs | CDBG = $409,500<br>HOME = $210,000<br>Other = $15,000 |
| (B) Housing for buyers | 9 homebuyer units created | CDBG = $162,000<br>HOME = $214,000 |
| | 76 households provided with downpayment assistance | HOME = $344,597<br>Other = $138,966 |
| (D) Rental housing | 17 rental units created or improved | CDBG = $30,000<br>HOME = $432,000 |
| | 300 individuals provided with rent assistance | Other = $224,208 |
| **Goal: Expand businesses to create jobs and assist with the development of microenterprises** | | |
| (E) Business development and job creation | 56 FTE positions | CDBG = $925,000 |
| (F) Economic development of small businesses | 26 microenterprises assisted | CDBG = $272,000 |
| **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 | # of neighborhoods<br>40,760 individuals | CDBG = $367,140<br>Other = $1,565,454 |
| (L) Revitalization of strategic areas | 2 neighborhoods | CDBG = $114,440 |
| **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 | 4,000 households | CDBG = $2,741<br>ESG = $122,744<br>Other = $346,291 |
| (K) Physical improvement of community service facilities | 2 buildings | CDBG = $150,000 |
| (X) Expansion of individual choice and access to housing resources and employment and training opportunities | 2,500 people | CDBG = $17,471<br>ESG = $4,000<br>Other = $592,536 |
| **Goal: Administer the Community Development program to meet the community needs and funder requirements** | | |
| (Z) Overall program administration | 100 contracts | CDBG = $656,461<br>HOME = $141,033<br>ESG = $10,276 |

### Past Performance

The City of Madison continually strives to improve the performance of its operations and those of its funded agencies. In 2013, the Community Development Division invested over $9.0 million in the community to meet the goals and objectives outlined in the 2010-2014

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.*

*~~2013~~2014 Action Plan General Questions response:*

**Geographic Area**

The City of Madison, the seat of Wisconsin State and Dane County government, is part of a dynamic and growing region, and has more than 150 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 designed to serve a Neighborhood Resource Team area, or are available community wide 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.

***Allied NRT Area***

The ~~2013~~2014 site-specific activities in the Allied area include continued support of the Boys and Girls Club Allied Neighborhood Center. The Community Development 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 CDD will contract with the Urban League to administer the ~~Allied Employment Partnership~~ Job Services Network program and Construction Trades, Inc. to provide Allied residents access to pre-employment and pre-apprenticeship training and support. Utilizing City of Madison Affordable Housing Trust Funds the CDD is supporting the development of ownership units to be completed by the City's Community Development Authority.

***Balsam/Russett and Betty's/Hammersley/Theresa/Park Edge/Park Ridge NRT Area***

The ~~2013~~2014 site-specific activities in the Southwest area will be the continued support of the Meadowood Neighborhood Center and the Wisconsin Youth Company (WYC) Elver Neighborhood Center. In 2013 the City purchased a duplex on Theresa Terrace to serve as a neighborhood center for the area. The center will be developed and opened in 2014 to provide a focal point for the neighborhood for residents to meet and to obtain necessary services that will help stabilize the neighborhood. The Community Development Division will also continue to address existing and emerging needs in this area.

**Badger/Bram's Addition/Cypress/Burr Oaks NRT Area:**

This includes neighborhoods that fan off of the southern end of Park St which serves as a major linkage from the northern university area to the southern neighborhoods of Bram's

additions, Cypress, Badger Road and Burr Oaks. This area includes 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 ~~2013~~2014 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. The Urban League of Greater Madison central office and service center, completed with CDD assistance two years ago, continues to expand it's services and has been a major influence on the improved stability of the area.

**Leopold/Arbor Hills NRT Area:**

This area includes Madison's well-established neighborhoods of Arbor Hills and Leopold, a residential enclave and commercial area in north Fitchburg, and commercial lands immediately north of the West Beltline Highway. In late 2013 the neighborhood and City adopted a 5-year neighborhood plan and approved funds for projects meeting high priority needs identified in the plan. In 2014 CDD will work with the neighborhood to implement those projects. These projects include park and garden improvements that bring people of diverse backgrounds together and housing improvements. ~~The 2013 site-specific activities include continued support of a neighborhood planning process and high priority neighborhood revitalization projects to be identified by the stakeholders in the area.~~ In ~~2013~~2014, the Division will also continue to address existing and emerging needs in the Leopold School area.

**Owl Creek NRT Area:**

This is a small area south of Voges Road, east of Hwy 51 and west of I90. It is surrounded by the village of McFarland. It consists of single and multi-family properties as well as undeveloped vacant land. The Community Development Division will continue to address existing and emerging needs in the area.

**State Street/Langdon NRT Area:**

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 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 ~~2013~~2014 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.

**Brentwood/Woodland/Woodland Park 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 ~~2013~~2014 site-specific activities include continued support of the Vera Court Neighborhood Center and CAC.

**Darbo/Worthington NRT Area:**

This is an area with a significant concentration of LMI individuals populated with relatively few strong existing neighborhoods or neighborhood associations. The ~~2013~~2014 site-specific activities include continued funding of the Goodman Community Center and the East Madison Community Center. The Division will also work with its partners, including the Salvation Army who may be shifting their role in the neighborhood, to ensure that the needs

and goals of the neighborhood are integrated into future plans. ~~schools, to identify areas of need, which will provide an opportunity to benefit the City and its residents.~~

**Rationale for Priorities**

The map on page 61 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.

~~The Salvation Army Community Center serves as a focal point for the neighborhood. The City will continue to coordinate with them whenever possible.~~

**Obstacles to Meeting the Needs**

To address underserved needs, the City of Madison will continue to work with partner funders and agencies to work on needs that are not being met. The City will continue to look for other sources of funds and work with others to utilize their dollars in ways to meet these needs.

The CDD staff are involved in a number of collaborative committees and teams that identify and address issues throughout the community. The City ~~has also begun~~ continues its efforts to ~~better~~ coordinate ~~City~~ CDD funded programs to more efficiently use GPR and federal funds to better serve the community. ~~Given the limited amount of CDBG and other grant funding available, however, this will be a challenge.~~ Over the past years, and particularly in 2013 with significant cuts in federal funds, it has been difficult to maintain existing services to meet the needs much less expand to meet new needs. In ~~2013~~2014, it will be even more of an issue due to significant cuts that are anticipated in CDBG, HOME and ESG funding. In addition to the limited resources, regulations that control these resources often add to the cost and complexity of project administration. Supporting a project with multiple fund sources increases the complexity and reduces flexibility. The funding, contracting and procurement rules are challenging and not streamlined to be efficient and effective. CDD will work to improve systems to more efficiently manage these federal requirements. ~~Work in this area will need to continue to eliminate the barriers to meet the underserved 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.***

## ***~~2013~~2014 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. Other funds include the Public Housing Capital fund, Low-Income Housing Tax Credits, Section 8 Housing Choice vouchers, the Affordable Housing Trust Fund, the McKinney-Vento Homeless Assistance Act funds and the ~~Building Better Buildings Department of~~ Green Madison Energy program.

**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 in ~~2013~~2014.

**Leveraged Funds**

The City of Madison will work with community agencies, neighborhood groups, private businesses, and public sector partners to leverage its community development resources where possible and appropriate, providing prioritization to projects that effectively reach more than one Action Plan goal, 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, City general revenue 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. The City will also utilize HOME Match dollars, Green Madison Energy funds and Affordable Housing Trust Fund dollars in conjunction with Entitlement dollars to fund 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.*

### ***~~2013~~2014 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 (made up of 11 Mayor appointed citizens – 3 of which are required to be LMI individuals or representatives of low or moderate income individuals) serves as the lead policy body overseeing the development of the community development plan and programs. The Division works 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 ~~2013~~2014 Action Plan by using the goals and objectives developed for the 2010-2014 Consolidated Plan. This plan was developed through the consultation from diverse groups and organizations (see Citizen Participation section for a specific list). Throughout these discussions several themes emerged which led 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 three public hearings in 2012, the first in March, a second in August, and the third in September to further involve agencies and the general public in the development of the ~~2013~~2014 Annual Plan.

The Division regularly participates and coordinates with other funders such as United Way, Dane County Human Services and Housing Authority 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 Strategy, Equal Opportunities, Planning, Economic Development and Community Services Committees to improve methods of delivery and initiate systematic improvements in certain service sectors. The CDD is also in regular contact with the City of Madison Community Development Authority (CDA).

**Collaborative Efforts**

In ~~2013~~2014, 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 City of Madison Community Development Division will take the following actions in ~~2013~~2014:

- Meet quarterly with the neighborhood center directors.
- Meet twice a year with members of the Third Sector housing consortium, and as needed.
- Participate in the development ~~and implementation of a citywide~~ of a city housing policy which will guide decisions about the City's goals, priorities and investment strategies for the future.~~include public and private housing developers~~
- Work with the Madison Metropolitan School District to determine neighborhoods where schools can be used as neighborhood centers during off hours in areas that do not currently have centers. ~~Two schools are in the process of being used in this manner for a limited number of hours.~~
- Participate as members of the Homeless Services Consortium. The Consortium includes providers of housing and services that focus on the homeless. ~~Dane County Health and Human Services and such health care providers as GHC, Meriter Hospital, Access Community Health, AIDS Resource Center and the AIDS Network. The Homeless Services Consortium also includes a Funders Committee which includes the major funders in the area.~~
- The CDD will work with various City departments to develop strategies to improve fair housing and mitigate impediements. ~~the Dane County Public Health Dept., Building Inspection, Energy and Civil Rights to improve the coordination of City services in such areas as fair housing, energy efficiency, lead paint issues and building code violations.~~

## *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.*

## ~~2013~~2014 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 made up of 11 members including 3 Alders and 3 low to moderate income individuals. All members are appointed by the Mayor. 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 as needed 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 CDD 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 newspaper (Wisconsin State Journal) and in specific housing and business development issues of other local publications.
- Provide information to all City of Madison libraries.
- Provide staff representation on the 9 neighborhood resources teams, and regularly solicit comments on emerging community needs and suggest solutions from these teams that include both City staff and community members.
- Actively participate in various groups such as the Homeless Consortium, the Dane County Foreclosure Task Force, Home Buyers Round Table, and other groups related to housing issues.
- Meet quarterly with the neighborhood center directors to better understand emerging needs in neighborhoods throughout the City and develop effective strategies to meet these needs.
- Hold CDBG Committee meetings in the community and targeted neighborhoods.
- ~~Hold service providers meetings in the community and targeted neighborhoods.~~
- Meet with service groups that work with underrepresented populations (i.e. La Sup).
- Provide interpreters at meetings as needed.
- Provide information in alternate formats as needed.

**Public Hearing –** ~~March 1, 2012 at 5:00 pm at the Madison Municipal Building Summary:~~

~~On March 1, 2012, a public hearing was held at the CDBG Committee meeting regarding the 2011 CAPER and 2013-2014 Program Funding Goals and Priorities. The public was notified of this meeting by an ad that was placed in the Wisconsin State Journal on February 17, 2012. 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 CDD Office by telephone.~~

~~No citizens provided comment at this public hearing.~~

~~Public Hearing – September 6, 2012 at 5:00 pm at the Madison Municipal Building~~

~~On September 6, 2012, a public hearing was held regarding the 2013 Action Plan. The public was notified of this meeting by an ad that was placed in the Wisconsin State Journal on August 23, 2012. 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 CDD Office by telephone.~~
~~No public comments were made on the plan.~~

**30 Day Public Comment Period –**

The draft ~~2013~~2014 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 and the CDD office.

**Conclusion:**

~~OCTOBER 4, 2012 CDBG Committee meeting~~

~~One registrant provided comments to the 2013 Action Plan. Comments included the following main points:~~

- ~~Need to keep a focus on providing adequate funds for rental housing due to the high need in the community for affordable rental housing~~
- ~~Consider greater opportunities for public participation including the Homeless Consortium~~
- ~~Consider broadening the anti-poverty strategy~~
- ~~Identified the City's current low vacancy rate and changes to state law as barriers to finding affordable housing.~~
- ~~Consider stronger interventions when hospitals discharge people directly to the streets.~~

**Consultations and Other Agency Involvement**

~~The Community Development Division, in coordination with the CDBG Committee, developed the 2010-2014 Consolidated 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 (Third Sector Housing Group)~~
- ~~Economic development groups (MDC, WWBIC, Latino Chamber of Commerce, Common Wealth Development)~~
- ~~The Homelessness Services Consortium~~
- ~~Madison Metropolitan School District~~
- ~~Dane County (Social Services, Housing Authority)~~
- ~~Milwaukee Metropolitan Fair Housing~~
- ~~Public Health~~
- ~~Social service agencies~~
- ~~City of Madison Leadership and other departments (i.e. Building Inspection, Civil Rights)~~
- ~~United Way~~
- ~~Neighborhood and community centers~~
- ~~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~~
- ~~Urban League of Greater Madison~~
- ~~Centro Hispano~~

~~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 goals and objectives continue to be relevant for the 2013 Action Plan.~~

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

## *Institutional Structure*

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

### ~~*2013*~~*2014 Action Plan Institutional Structure response:*

In ~~2013~~2014, the Community Development Division will:

1. 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.
2. ~~Improve a~~ A complete redesign of the Division website to include pertinent information for community-based organizations for planning and program implementation purposes, and for individuals seeking resources for community development. ~~Create~~Maintain a website for homeless programs and reviews.
3. Continue to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues, affordable housing, job creation and community revitalization initiatives.
4. 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 Dane County Foreclosure Task Force, the Home Buyers Round Table and such interdepartmental efforts as the Neighborhood Resource Teams.
5. ~~Work with those groups to nurture training and technology initiatives which address the strengthening of such capacity.~~

## *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****.*

***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.*** ~~*2013*~~*2014 Action Plan Monitoring response:*

**Monitoring CDD Performance** The CDD will ensure that all activities carried out to implement the ~~2013~~2014 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. The CDD will do the following in ~~2013~~2014:

1. Fund projects that help to meet the goals outlined in the Consolidated Plan.

2. Write contracts that include goals that are related to the Consolidated Plan and provide regulatory requirements to ensure that the delivery of the program meets the funding source rules.
3. Work with funded project sponsors to ensure a strong understanding of compliance requirements and provide technical assistance as needed to ensure goals are attained.
4. Complete regular desk reviews of the program performance for each contract.
5. Complete on-site monitoring at agencies identified to be high risk.
6. Take appropriate action if performance goals and objectives are not on pace and meet as agreed to in the contract.

**Timeliness of Expenditures and Sub-Recipient Monitoring**

Each agency receiving funding from the City of Madison ~~had~~ initially submitted an application outlining their proposal for which they sought funds~~which~~, . ~~if~~ If the application is funded, it is then 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. In addition, CDD requests and reviews additional materials that document compliance ~~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 annually do a risk analysis on each agency to determine a CDD program onsite monitoring schedule for the year. This monitoring will include 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 is inspected upon completion of the project to ensure compliance with City of Madison Minimum Housing Codes. In addition, 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. Projects must follow CDD Rehab Standards.

## 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.*

***11. 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 2014:

## A. Improvement of Owner-Occupied Housing

| | |
|---|---|
| *Agency, Title* | City Office of Economic Revitalization: **Deferred Rehab Loan** **AA**<br>215 Martin Luther King Jr. Boulevard, Suite 312, Madison, WI 53703 / 608-266-4223 |
| *Amount, Source* | $ 153,500 (CDBG-PI) 14A / LMH<br>$ 210,000 (HOME-PI) |
| *HUD Performance Category* | *Housing* / *Econ Devel* / *Living Environ*<br>*Avail/Access*: <br>*Affordable*: ✓<br>*Sustainable*: |
| *Outcome* | 20 houses brought to code |
| *Customer/beneficiary* | LMI owner-occupant households |
| *Activity* | 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 CFR 92.206] |
| *Service area* | Citywide |
| *Agency, Title* | Independent Living: **Home Modification** **AB**<br>815 Forward Drive, Madison, WI 53711 / 608-274-7900 |
| *Amount, Source* | $ 50,000 (CDBG) 14A / LMH<br>10 / LMH |
| *HUD Performance Category* | *Housing* / *Econ Devel* / *Living Environ*<br>*Avail/Access*: ✓<br>*Affordable*: <br>*Sustainable*: |
| *Outcome* | 115 homes adapted to help people remain in their own homes |
| *Customer/beneficiary* | LMI elderly and people with disabilities |
| *Activity* | Conducts assessment of housing, and installs grab bars, adaptable equipment. [24 CFR 570.202] |
| *Service area* | 60% Target Area; 40% Citywide |
| *Agency, Title* | Project Home: **Home Repair and Rehab** **AC**<br>1966 South Stoughton Road, Madison, WI 53716 / 608-246-3733 |
| *Amount, Source* | $ 160,000 (CDBG) 14A / LMH<br>$ 46,000 (CDBG-PI)<br>$ 15,000 (City-PI) |
| *HUD Performance Category* | *Housing* / *Econ Devel* / *Living Environ*<br>*Avail/Access*: <br>*Affordable*: ✓<br>*Sustainable*: |
| *Outcome* | 80 homes repaired and brought to code |
| *Customer/beneficiary* | LMI owner-occupant households |
| *Activity* | Conducts assessment of housing; repairs doors, wiring, plumbing, windows or installs ramps for repairs totaling under $3,400. [24 CFR 570.202] |
| *Service area* | 60% Target Area: 40% Citywide |

## B. Expansion of Homeownership Opportunities

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **Housing Development Reserve Fund (Homeownership)** **ZH**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 200,000 (CDBG-PI) 01 / LMH<br>$ 24,869 (CDBG) 12 / LMH<br>$ 22,587 (HOME)<br>$ 50,000 (HOME-PI)<br>(These totals include funds for both ownership and rental housing.) |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 21 units acquired and/or rehabbed for affordable ownership (and/or for rental housing) |
| *Customer/beneficiary* | LMI homebuyers within target neighborhoods |
| *Activity/HUD Eligibility Reference* | 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 Reserve Fund (project DA). [24 CFR 570.202 and 24 CFR 92.206] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **Affordable Housing Trust Fund** **BZ**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 1,624,317 (City) 12 / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | ✓ | | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | Additional capitalization of a Trust Fund to provide local/equity investments to produce affordable units for resale (or rental) to 12 lower income households. |
| *Customer/beneficiary* | LMI homebuyers citywide (and LMI renters as well) |
| *Activity* | 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] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **American Dream Downpayment Initiative** **BB**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-226-6520 |
| *Amount, Source* | $ 128,597 (HOME) + 2013 carryover HOME funds 05R / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 30 households assisted toward ownership |
| *Customer/beneficiary* | LMI homebuyers citywide |
| *Activity* | Provides downpayment and closing costs. [24 CFR 92.206] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | City Office of Economic Revitalization: **Home-Buy Program** **BE**<br>215 Martin Luther King Jr. Boulevard, Suite 312, Madison, WI 53703 / 608-266-4223 |
| *Amount, Source* | $ 138,966 (2013 carryover State HCRI funds) 13 / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 40 households assisted toward ownership |
| *Customer/beneficiary* | LMI homebuyers |
| *Activity* | Loans to households to help them cover downpayment and closing costs. [n/a: State funds] |
| *Service area* | Countywide |

| | |
|---|---|
| *Agency, Title* | Madison Area Community Land Trust: **Acquisition Fund** **BF**<br>1501 Williamson Street, Madison, WI 53703 / 608-256-3527 |
| *Amount, Source* | $ 162,000 (CDBG) + 2013 carryover CDBG funds 05R / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 5 properties acquired |
| *Customer/beneficiary* | LMI homebuyers |
| *Activity* | Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202 and 24 CFR 92.206] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Movin' Out: **Homeownership Program** **BK**<br>600 Williamson Street, Suite J, Madison, WI 53703 / 608-251-4446 |
| *Amount, Source* | $ 216,000 (HOME) + 2013 carryover HOME funds 13 / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | ✓ | | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 6 households (with at least one member who has a disability) assisted into homeownership |
| *Customer/beneficiary* | LMI households having one person with a permanent physical, developmental or mental disability |
| *Activity* | Provides downpayment and partial equity assistance. [24 CFR 92.206] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Wisconsin Partnership for Housing Development / Operation Fresh Start: **BL**<br>**Lease-Purchase Housing**<br>121 South Pinckney Street, Madison, WI 53703 / 608 258-5560 |
| *Amount, Source* | $ 214,000 (2013 carryover HOME/Match funds) 07 / LMH<br>01 / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 4 houses purchased by LMI households; 110 youth trained |
| *Customer/beneficiary* | LMI homebuyers; youth on work crews |
| *Activity* | Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202 and 24 CFR 92.206] |
| *Service area* | Citywide |

## D. Improvement and Expansion of Rental Housing

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **Housing Development Reserve Fund (Rental)** **ZH**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | See the Housing Development Reserve Fund total budget in the Homeownership section. This fund will help finance both ownership and rental projects approved during the year 2014, after Committee and Council approval. 14G / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | ✓ | | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 1 unit of affordable rental housing per $54,000 budgeted |
| *Customer/beneficiary* | LMI rental households |
| *Activity* | 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] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **Scattered Site ~~CLA~~ Fund** **ZH**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 0 (City Scattered Site) 14G / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | ✓ | | |

| | |
|---|---|
| *Outcome* | Affordable rental housing for special needs population |
| *Customer/beneficiary* | LMI rental households |
| *Activity* | 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] |
| *Service area* | Scattered Site Areas |

| | |
|---|---|
| *Agency, Title* | Common Wealth Development: **Affordable Rental Housing** **DD**<br>1501 Williamson Street, Madison, WI 53703 / 608-256-3527 |
| *Amount, Source* | $ 432,000 (HOME) + 2013 carryover HOME funds 14G / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 16 units of affordable rental housing |
| *Customer/beneficiary* | LMI rental households |
| *Activity* | Acquire and rehabilitate 8 units of housing |
| *Service area* | Census Tracts 4.05 and 4.07 |

| | |
|---|---|
| *Agency, Title* | Madison Development Corporation: **Consolidated Housing** **DJ**<br>550 West Washington Avenue, Madison, WI 53703 / 608-256-2799 |
| *Amount, Source* | $ 30,000 (CDBG-PI) 14H / LMH |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | ✓ | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 1 unit of affordable rental housing constructed, acquired or rehabilitated |
| *Customer/beneficiary* | LMI rental households |
| *Activity* | Construct, acquire or rehabilitate 1 unit of housing |
| *Service area* | CDBG Target Area |

## E. Business Development and Job Creation

| | |
|---|---|
| *Agency, Title* | Common Wealth Development: **Neighborhood Revitalization / Equity Fund** **EB**<br>1501 Williamson Street, Madison, WI 53703 / 608-256-3527 |
| *Amount, Source* | $ 25,000 (CDBG-PI) 18A / LMJ |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | 1 job created |
| *Customer/beneficiary* | LMI individuals |
| *Activity* | Reinvest repayments from previously funded loans for businesses (or housing). [24 CFR 570.204] |
| *Service area* | Census Tract 19 |

| | |
|---|---|
| *Agency, Title* | Madison Development Corporation: **Business Loan Program** **EC**<br>550 West Washington Avenue, Madison, WI 53703 / 608-256-2799 |
| *Amount, Source* | $ 900,000 (CDBG-PI) 18A / LMJ |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | ✓ | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 55 full time equivalent jobs created/offered to LMI individuals |
| *Customer/beneficiary* | LMI individuals |
| *Activity* | 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] |
| *Service area* | Citywide |

## F. Economic Development of Small Businesses

| | |
|---|---|
| *Agency, Title* | Wisconsin Women's Business Initiative Corp.: **Business Development Workshops** **FD**<br>2300 South Park Street, Suite 4, Madison, WI 53713 / 608-257-5450 |
| *Amount, Source* | $ 182,000 (CDBG) 18C / LMJ<br>$ 50,000 (CDBG-PI) |
| *HUD Performance Category* | |
| *Outcome* | 140 individuals assisted, 6 loans closed, 4 FTE created |
| *Customer/beneficiary* | LMI Individuals |
| *Activity* | 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)] |
| *Service area* | Citywide, with emphasis on south Madison |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | ✓ | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Latino Chamber of Commerce: **Small Business Technical Assistance** **FF**<br>2300 South Park Street, Suite 2, Madison, WI 53713 / 608-712-3522 |
| *Amount, Source* | $ 20,000 (CDBG) 18C / LMJ |
| *HUD Performance Category* | |
| *Outcome* | 10 existing small businesses strengthened |
| *Customer/beneficiary* | LMI Individuals |
| *Activity* | Funds a series of trainings for individuals who demonstrate interest in starting or expanding very small businesses (micro-enterprises). [24 CFR 570.201(o)] |
| *Service area* | Citywide, with emphasis on south Madison |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | ✓ | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Madison Black Chamber of Commerce (MBCC): **Smarter Black Businesses** **FF**<br>2222 South Park Street, Madison, WI 53713 / 608-213-0013 |
| *Amount, Source* | $ 20,000 (CDBG) 18C / LMJ |
| *HUD Performance Category* | |
| *Outcome* | 10 existing small businesses strengthened |
| *Customer/beneficiary* | LMI Individuals |
| *Activity* | Funds a series of trainings for individuals who demonstrate interest in starting or expanding very small businesses (micro-enterprises). [24 CFR 570.201(o)] |
| *Service area* | Citywide |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | ✓ | |
| *Affordable* | | | |
| *Sustainable* | | | |

## G. Improvement of Community Focal Points: Community Gardens & Neighborhood Centers

| | |
|---|---|
| *Agency, Title* | Community Action Coalition: **Community Gardens** **GA**<br>1717 North Stoughton Road, Madison, WI 53704 / 608-246-4730 |
| *Amount, Source* | $ 54,268 (CDBG) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 10 gardens assisted / 400 households involved, 10 neighborhoods strengthened |
| *Customer/beneficiary* | LMI households |
| *Activity* | 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)] |
| *Service area* | Citywide, with recruitment from CDBG Target Area |

| *HUD Performance Category* | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Bayview Foundation (Bayview Community Center): --<br>**Neighborhood Center Programming**<br>601 Bayview, Madison, WI 53715 / 608-256-7808 |
| *Amount, Source* | $ 34,920 (City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 960 program hours provided to 100 LMI individuals |
| *Customer/beneficiary* | Residents of Bayview Apartments |
| *Activity* | Program costs for activities and services provided by the center |
| *Service area* | Census Tract 12 |

| *HUD Performance Category* | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Boys and Girls Club: **Neighborhood Center Support and Programming (Allied)** **GC**<br>4619 Jenewein Road, Madison, WI 53711 / 608-204-9722 |
| *Amount, Source* | $ 134,046 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 9,335 program hours provided to 4,000 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of the Allied Drive/Dunn's Marsh neighborhood |
| *Activity* | Provides funding for continuation of core neighborhood center functions at Boys and Girls Club's Allied Drive location. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 6 |

| *HUD Performance Category* | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Boys and Girls Club: **Neighborhood Center Support and Programming (Taft)** **GE**<br>2001 Taft Street, Madison, WI 53713 / 608-257-2606 |
| *Amount, Source* | $ 162,819 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 9,170 program hours provided to 4,000 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of South Madison |
| *Activity* | Funds continuation of core neighborhood center functions at Boys and Girls Club's Taft Street location. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 14.01 and part of Census Tract 13.98 |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Vera Court Neighborhood Center: **GF**<br>**Neighborhood Center Support and Programming (Vera)**<br>614 Vera Court, Madison, WI 53704 / 608-246-8372 |
| *Amount, Source* | $ 224,242 (CDBG + City) 05 / LMC<br>$ 15,000 (Future Madison private funds) |
| *HUD Performance Category* | |
| *Outcome* | 7,500 program hours provided to 2,700 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of Vera Court Neighborhood Center's service area |
| *Activity* | Funds continuation of core neighborhood center functions. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 23.01 |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Friends of Wil-Mar: **Neighborhood Center Support and Programming (Wil-Mar)** **GG**<br>953 Jenifer Street, Madison, WI 53703 / 608-257-4576 |
| *Amount, Source* | $ 154,065 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 8,000 program hours provided to 4,500 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of the Marquette-Williamson neighborhood |
| *Activity* | Funds continuation of core neighborhood center functions at Wil-Mar Neighborhood Center. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 19 |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Goodman Community Center: **GH**<br>**Neighborhood Center Support and Programming (GCC)**<br>149 Waubesa Street, Madison, WI 53704 / 608-241-1574 |
| *Amount, Source* | $ 287,754 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 2,800 program hours provided to 10,000 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of center service area |
| *Activity* | Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tracts 20 and 26.01 |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Vera Court Neighborhood Center: **GI**<br>**Neighborhood Center Support and Programming (BLPW)**<br>1917 Lakepoint Drive, Madison, WI 53713 / 608-441-6991 |
| *Amount, Source* | $ 210,507 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 8,000 program hours provided to 2,200 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of Bridge-Lake Point-Waunona Center service area |
| *Activity* | Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 15.01 |
| *Agency, Title* | East Madison Community Center: **GJ**<br>**Neighborhood Center Support and Programming (EMCC)**<br>8 Straubel Court, Madison, WI 53704 / 608-249-0861 |
| *Amount, Source* | $ 142,098 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 5,000 program hours provided to 4,000 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of East Madison Community Center's service area |
| *Activity* | Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 25.98 |
| *Agency, Title* | Neighborhood House: **Neighborhood Center Support (NH)** **GK**<br>29 South Mills Street, Madison, WI 53715 / 608-255-5337 |
| *Amount, Source* | $ 48,297 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 19,000 program hours provided to 3,500 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of Neighborhood House's service area |
| *Activity* | Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 12 |

| | |
|---|---|
| *Agency, Title* | Lussier Community Education Center: **GL**<br>**Neighborhood Center Support and Programming (LCEC)**<br>55 South Gammon Road, Madison, WI 53717 / 608-833-4979 |
| *Amount, Source* | $ 120,281 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 1,000 program hours provided to 800 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of Wexford's service area |
| *Activity* | Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 2.04 |

| | |
|---|---|
| *Agency, Title* | Kennedy Heights Neighborhood Center: **GM**<br>**Neighborhood Center Support and Programming (KH)**<br>199 Kennedy Heights, Madison, WI 53704 / 608-244-0767 |
| *Amount, Source* | $ 159,336 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 4,300 program hours provided to 1,610 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of Kennedy Heights' service area |
| *Activity* | Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 23.01 |

| | |
|---|---|
| *Agency, Title* | Wisconsin Youth Company (Wisconsin Youth and Family Center): **GM**<br>**Neighborhood Center Support and Programming (WYFC)**<br>1201 McKenna Boulevard, Madison, WI 53719 / 608-276-9782 |
| *Amount, Source* | $ 125,738 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 3,595 program hours provided to 450 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of the greater Southwest Madison area |
| *Activity* | Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 4.01 |

| | |
|---|---|
| *Agency, Title* | Madison School-Community Recreation (MSCR) / Meadowood Neighborhood Center: **GN**<br>**Neighborhood Center Support and Programming (Meadowood)**<br>5734 Raymond Road, Madison WI 53711 / 608-204-3000 |
| *Amount, Source* | $ 74,223 (CDBG + City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 6,500 program hours provided to 2,500 individuals; 1 neighborhood strengthened |
| *Customer/beneficiary* | Residents of the greater Southwest Madison area |
| *Activity* | Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)] |
| *Service area* | Census Tract 4.01 and 10 |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

## K. Physical Improvement of Community Service Facilities

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **Acquisition/Rehab Reserve Fund** **KA**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 150,000 (CDBG / CDBG-PI) 03 / LMC |
| *HUD Performance Category* | |
| *Outcome* | 2 buildings acquired, brought to code, or made accessible (depending on funds available) |
| *Customer/beneficiary* | LMI participants in various human services |
| *Activity* | 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)] |
| *Service area* | Citywide |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

## L. Revitalization of Strategic Areas

| | |
|---|---|
| *Agency, Title* | City Planning Division: **Neighborhood Planning** **LA**<br>215 Martin Luther King Jr. Boulevard, Suite LL-100, Madison, WI 53703 / 608-266-4635 |
| *Amount, Source* | $ 41,500 (CDBG) 20 / PL |
| *HUD Performance Category* | |
| *Outcome* | One 3-5 year neighborhood plan |
| *Customer/beneficiary* | Residents and businesses in neighborhoods the Emerson East and Eken Park. |
| *Activity* | Facilitate steering committee development of goals, objectives and project priorities. [24 CFR 570.205] |
| *Service area* | Census Tracts 20 and 21 |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Neighborhood Projects: **C.T. 21 (Emerson/Eken)** **LE**<br>(Specific activities to be determined after adoption of neighborhood plan) |
| *Amount, Source* | $ 72,940 (CDBG) 03 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | Completion of one or more activities which address plan goals |
| *Customer/beneficiary* | Residents and businesses in these neighborhoods |
| *Activity* | Reserve funds for the top priority projects identified through a neighborhood based resident steering committee. [24 CFR 570.201(a) or (c)] |
| *Service area* | Census Tract 21 |

## X. Expansion of Individual Choice and Access to Housing Resources and Employment & Training Opportunities

| | |
|---|---|
| *Agency, Title* | Project Home: **Prairie Crossing Resident Services** **LS**<br>1966 South Stoughton Road, Madison, WI 53716 / 608-246-3733 |
| *Amount, Source* | $ 11,096 (City) 21D / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 25 tenants of the Allied Drive area assisted with case management to help stabilize housing |
| *Customer/beneficiary* | LMI renters in Census Tract 6 |
| *Activity* | Provides case management to individuals in Allied Drive to help stabilize their housing |
| *Service area* | Census Tract 6 |

| | |
|---|---|
| *Agency, Title* | Building and Construction Trades Council of South Central Wisconsin: **XW**<br>**Skilled Trades Apprenticeship Readiness Training (START)**<br>810 West Badger Road, Madison, WI 53713 / 608-628-3118 |
| *Amount, Source* | $ 53,747 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Provide training to assist 35 LMI residents to pass a construction test necessary to work as an apprentice |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Funds employment training to assist residents to become construction apprentices |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Goodman Community Center: **Supporting Successful Employment** **XW**<br>149 Waubesa Street, Madison, WI 53704 / 608-241-1574 |
| *Amount, Source* | $ 10,000 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Improve work skills of 30 individuals enrolled in the program |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Provides educational orientation to center programs & work areas, to improve participants' work skills |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Madison-Area Urban Ministry: **Just Bakery** **XW**<br>2300 South Park Street, Suite 2022, Madison, WI 53713 / 608-256-0906 |
| *Amount, Source* | $ 19,505 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Provide 1,404 hours of classroom/job training to 48 individuals |
| *Customer/beneficiary* | Recently incarcerated LMI individuals interested in food service careers |
| *Activity* | Provides job readiness training, job skills, vocational training, case management and career coaching/mentoring |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Kennedy Heights Neighborhood Center: **Adult Resource Development** **XW**<br>199 Kennedy Heights, Madison, WI 53704 / 608-244-0767 |
| *Amount, Source* | $ 10,000 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Enroll 70 individuals in program; reduce barriers to employment for 53 participants |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Provides assistance to unemployed/underemployed adult community members who have multiple barriers to employment |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Literacy Network, Inc.: **Employment Training** **XW**<br>1118 South Park Street, Madison, WI 53715 / 608-244-3911 |
| *Amount, Source* | $ 15,000 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Enroll 80 individuals in program; transition 50 participants into career pathway programming at Madison College, Urban League of Greater Madison or similar programs |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Provides low-literacy adults with basic literacy and language skills |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Lussier Community Education Center: **XW**<br>**Building Employment and Technology Skills (BEATS)**<br>55 South Gammon Road, Madison, WI 53717 / 608-833-4979 |
| *Amount, Source* | $ 10,000 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Improve employment skills of 100 program participants |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Assists participants to gain necessary job skills by providing individualized support, volunteer and internship placement, and educational training |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Omega School, Inc.: **GED/Basic Skills** **XW**<br>835 West Badger Road, Madison, WI 53713 / 608-256-4650 |
| *Amount, Source* | $ 81,382 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Enroll 250 individuals in program; assist 88 participants to complete their GED/HSED |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Offers individualized GED and pre-GED instruction, assistance with resumes and cover letters, career assessment, and mock job interviews |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | TJ's Support Brokerage Firm, Inc.: **XW**<br>**MAP/TOP Pre-Employment and Life Skills Training**<br>4522 Verona Road, Madison, WI 53711 / 608-274-9410 |
| *Amount, Source* | $ 87,534 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | Enroll 63 individuals in program; 25 program graduates to attain employment within 90 days of program completion |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Provides 12-week training program emphasizing reading/writing exercises, oral presentations, attendance, punctuality, and the importance of ongoing skill improvement and advancement |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Urban League of Greater Madison: **Job Services Network** **XW**<br>2222 South Park Street, Madison, WI 53714 / (608) 251-8550 |
| *Amount, Source* | $ 77,818 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Outcome* | 50 residents of LMI census tracts will complete an employment training program and obtain employment |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Funds employment assessment, training and placement into living wage paying jobs |
| *Service area* | Census Tracts 6 and 14.01 |

| | |
|---|---|
| *Agency, Title* | Vera Court Neighborhood Center: **Latino Academy of Workforce Development** **XW**<br>614 Vera Court, Madison, WI 53704 / 608-246-8372 |
| *Amount, Source* | $ 72,500 (City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | Enroll 1,026 individuals in program; enroll 452 program participants in computer classes |
| *Customer/beneficiary* | Latino LMI residents |
| *Activity* | Provides accredited job skills and industry-focused training, entrepreneurial consultation, and employment seminars to Latino residents facing barriers to employment |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

| | |
|---|---|
| *Agency, Title* | YWCA of Madison, Inc.: **Comprehensive Employment Services** **XW**<br>101 East Mifflin Street, Madison, WI 53703 / 608-257-1436 |
| *Amount, Source* | $ 15,000 (City) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | Enroll 91 individuals in program; 46 program graduates to attain employment |
| *Customer/beneficiary* | LMI residents |
| *Activity* | Funds a comprehensive program of employment services designed to prepare under-represented individuals for permanent employment |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | ✓ | |

## X. Expansion of Individual Choice and Agency Access to Resources

| | |
|---|---|
| *Agency, Title* | Metropolitan Milwaukee Fair Housing Council: **Fair Housing Services & Testing** **XC/H**<br>600 Williamson Street, Suite L4, Madison, WI 53703 / 608-257-0853 |
| *Amount, Source* | $ 38,900 (CDBG + City) 21D / LMC |
| *HUD Performance Category* | |
| *Outcome* | 10 fair housing tests to investigate and prevent housing discrimination |
| *Customer/beneficiary* | LMI individuals |
| *Activity* | Provides fair housing enforcement testing and education to reduce illegal activity and future discrimination |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Independent Living: **Home Share** **XD**<br>815 Forward Drive, Madison, WI 53711 / 608-274-7900 |
| *Amount, Source* | $ 9,471 (CDBG) 21D / LMC |
| *HUD Performance Category* | |
| *Outcome* | 8 matched households, serving 18 individuals |
| *Customer/beneficiary* | LMI homeowners |
| *Activity* | Matches home seekers with home sharers. [24 CFR 570.206(c)] |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Agency, Title* | Tenant Resource Center: **Mediation** **XG**<br>1202 Williamson Street, Suite A, Madison, WI 53703 / 608-257-0143 |
| *Amount, Source* | $ 10,953 (City + ESG) 05K / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 65 households |
| *Customer/beneficiary* | Low-income renters and apartment owners/managers |
| *Activity* | Resolve housing disputes by mediating conflicts between renters and owners to reduce eviction and loss of housing |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Tenant Resource Center: **Housing Counseling, Outreach and Education** **XG**<br>1202 Williamson Street, Suite A, Madison, WI 53703 / 608-257-0143 |
| *Amount, Source* | $ 54,521 (City) 05K / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 4,200 households provided with housing counseling to prevent/solve rental housing disputes |
| *Customer/beneficiary* | Low-income renters and apartment owners/managers |
| *Activity* | Provides education to low-income tenants and landlords, and the presentation of 24 tenant education workshops on tenant/landlord law |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Community Action Coalition: **Housing Counseling and Financial Services** **XJ**<br>1717 North Stoughton Road, Madison, WI 53704 / 608-246-4730 |
| *Amount, Source* | $ 24,077 (City) 21D / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | |
| *Affordable* | | | |
| *Sustainable* | | | ✓ |

| | |
|---|---|
| *Outcome* | 325 households helped to stabilize their housing; 10,000 households provided with information and referrals |
| *Customer/beneficiary* | LMI seekers of housing |
| *Activity* | Helps income eligible persons stabilize affordable housing. [24 CFR 570.206(c)] |
| *Service area* | Countywide |

## J. Improvement of Services to Homeless and Special Populations

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **ESG Services** **JA**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 450,000 (WI ESG/HPP/THP) 03T / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 500 homeless households assisted through 12 homeless service groups |
| *Customer/beneficiary* | Homeless households |
| *Activity* | Purchase of furnishings, utility subsidies, case management and special programming for homeless or near-homeless households. [24 CFR 576.21] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Porchlight, Inc.: **PTO Maintenance Training and SRO Turn-Over** **JD**<br>306 North Brooks Street, Madison, WI 53715 / 608-257-2534 |
| *Amount, Source* | $ 4,000 (City) 03T / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 15 units of transitional housing made available to new homeless individuals |
| *Customer/beneficiary* | Homeless households |
| *Activity* | Provides for training 6 homeless individuals to ready 15 transformational housing units for new program participants |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Porchlight, Inc.: **Residence-Based Support Services / Operations** **JD**<br>306 North Brooks Street, Madison, WI 53715 / 608-257-2534 |
| *Amount, Source* | $ 87,026 (City) 03T / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 250 households assisted with counseling and appropriate supportive services |
| *Customer/beneficiary* | LMI households |
| *Activity* | Expand level of supportive services available to residents of a single room occupancy (SRO) facility and other scattered site Porchlight facilities. [24 CFR 576.21] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Porchlight, Inc.: **Outreach Services** **JD**<br>306 North Brooks Street, Madison, WI 53715 / 608-257-2534 |
| *Amount, Source* | $ 40,000 (City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 60 individuals assisted to find appropriate housing and other supportive services |
| *Customer/beneficiary* | Homeless individuals |
| *Activity* | Provides outreach, referral and guidance to individuals who appear in need of housing or other support services |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Community Action Coalition: **Housing Crisis Hotline** **JE**<br>1717 North Stoughton Road, Madison, WI 53704 / 608-246-4730 |
| *Amount, Source* | $ 74,997 (ESG + City) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | Minimum 50% of assisted households diverted from emergency shelter and successful in finding stable housing |
| *Customer/beneficiary* | Homeless individuals |
| *Activity* | Provides coordinated intake and assessment services to homeless persons and those at risk of becoming homeless |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | The Salvation Army: **Warming House** **JG**<br>630 East Washington Avenue, Madison, WI 53703 / 608-250-2260 |
| *Amount, Source* | $ 14,588 (City) 03T / LMC<br>$ 26,162 (ESG) |
| *HUD Performance Category* | |
| *Outcome* | 600 persons provided with 4,200 nights of shelter |
| *Customer/beneficiary* | Homeless families |
| *Activity* | Provides partial cost of operation of the overflow emergency shelter for families with children |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | ✓ | | |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Wisconsin Department of Administration / Division of Housing: **HMIS** **JI**<br>201 West Washington Avenue, 5th Floor, Madison, WI 53707 / 608-266-7531 |
| *Amount, Source* | $ 2,741 (ESG) 05 / LMC |
| *HUD Performance Category* | |
| *Outcome* | Receive technical support and report building as required for HUD reporting and local needs |
| *Customer/beneficiary* | Homeless individuals |
| *Activity* | Represents the City's contribution toward operation of the statewide Homeless Management Information Systems (HMIS); amount determined by 2% of local ESG allocation |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Lutheran Social Services of Wisconsin & Upper Michigan, Inc.: **Off the Square Club** **JJ**<br>5 Odana Court, Madison, WI 53719 / 608-277-0610 |
| *Amount, Source* | $ 40,000 (City) 03T / LMC |
| *HUD Performance Category* | |
| *Outcome* | 200 individuals with mental health issues provided with day shelter |
| *Customer/beneficiary* | Homeless/LMI persons with severe mental illness |
| *Activity* | Provides staffing and operations at a resource center serving persons with mental health issues |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Porchlight, Inc.: **Eliminating Barriers to Housing** 1490 Martin Street, Madison, WI 53713 / 608-255-4401 **JM** |
| *Amount, Source* | $ 25,000 (City) 03T / LMC |
| *HUD Performance Category* | |
| *Outcome* | 330 unduplicated homeless or near homeless households provided with financial assistance to eliminate barriers to housing |
| *Customer/beneficiary* | Homeless or near homeless households |
| *Activity* | Provide financial assistance |
| *Service area* | Citywide |

| | Housing | Econ Devel | Living Environ |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Agency, Title* | Porchlight, Inc.: **Hospitality House** **JM**<br>1490 Martin Street, Madison, WI 53713 / 608-255-4401 |
| *Amount, Source* | $ 48,079 (City) 03T / LMC<br>$ 48,313 (ESG) |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 1,500 persons helped to find housing, 200 persons helped to find employment, and 175 helped with rental assistance |
| *Customer/beneficiary* | Homeless individuals and those at risk of homelessness |
| *Activity* | Provides partial operating costs of information and referral center for homeless individuals and families. [24 CFR 576.21] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | YWCA of Madison, Inc.: **Second Chance Workshops** **JR**<br>101 East Mifflin Street, Madison, WI 53703 / 608-257-1436 |
| *Amount, Source* | $ 22,000 (ESG + CDBG) 05 / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 200 persons assisted with educational classes and counseling |
| *Customer/beneficiary* | Homeless households |
| *Activity* | Provides workshops on tenant conduct and rights, and follow-up case management to families seeking more permanent housing. [24 CFR 576.21] |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | The Road Home of Dane County: **Day Center Operations** **JT**<br>128 East Olin Avenue, Suite 202, Madison, WI 53713 / 608-294-7998 |
| *Amount, Source* | $ 9,000 (ESG) 03T / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 35 homeless individuals provided with overnight shelter |
| *Customer/beneficiary* | Homeless or near homeless families |
| *Activity* | Provides shelter and support services for homeless families |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Domestic Abuse Intervention Services (DAIS): **Housing-Related Financial Aid** **JV**<br>PO Box 1761, Madison, WI 53701 / 608-251-1237 |
| *Amount, Source* | $ 29,870 (City) 05K / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 100 individuals provided with shelter vouchers for a motel when the shelter is full |
| *Customer/beneficiary* | Homeless or near homeless, individuals at high risk of domestic violence |
| *Activity* | Provide assessment and shelter vouchers to a serve shelter option |
| *Service area* | Citywide |

| | |
|---|---|
| *Agency, Title* | Tellurian: **"ReachOut" (Downtown Outreach) Program** **XI**<br>300 Femrite Drive, Monona, WI 53716 / 608-222-7311 |
| *Amount, Source* | $ 12,503 (City) 05K / LMC |
| *HUD Performance Category* | |

| | *Housing* | *Econ Devel* | *Living Environ* |
|---|---|---|---|
| *Avail/Access* | | | ✓ |
| *Affordable* | | | |
| *Sustainable* | | | |

| | |
|---|---|
| *Outcome* | 30 individuals in the State Street area assisted with rent assistance to find appropriate housing and other supportive services |
| *Customer/beneficiary* | Lower income individuals in State Street area |
| *Activity* | 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] |
| *Service area* | Census Tracts 17 and 16.02 |

## Z. Administration of Overall Program

| | |
|---|---|
| *Agency, Title* | City CDBG Office: **Direct Administration/Support Services** **ZZ**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 656,461 (CDBG + CDBG-PI) 21A / ADMIN/PL<br>$ 141,033 (HOME + HOME-PI) 19A / ADMIN/PL<br>$ 10,276 (ESG) |
| *Outcome* | Well-managed community development program with effective progress toward 5-year goals |
| *Customer/beneficiary* | City residents |
| *Activity* | Provides staffing for City Community Development program development, Committee 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] |
| *Service area* | CDBG Target Neighborhoods and lower income households citywide |
| *Agency, Title* | City CDBG Office: **Futures Fund** **XA**<br>215 Martin Luther King Jr. Boulevard, Suite 225, Madison, WI 53703 / 608-266-6520 |
| *Amount, Source* | $ 15,192 (CDBG) 01, 19C, or 20 / LMC |
| *Outcome* | 1 feasibility study or innovative project initiated |
| *Customer/beneficiary* | Non-profit agencies serving lower income households |
| *Activity* | Assists agencies in addressing short-lived revitalization opportunities. [To be determined as proposals are approved.] |
| *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*

***22.** Provide a summary of specific objectives that will be addressed during the program year. (91.220(c)(3). **(Use of theSummaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)***

***23.** 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.)***

***24. 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.*

***25. 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.***

### ~~2013~~2014 Action Plan Specific Objectives response:

In ~~2013~~2014, 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. In addition, please see the activity sheets starting on page ~~12~~ 13.

## Needs of Public Housing (92.220(b))

***26.** 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.*

***27.** 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.*

### ~~2013~~2014 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 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 ~~2013~~2014:

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 ~~Community Development Authority (~~CDA~~), the City's public housing agency,~~ has placed a

high priority on developing special programs to reduce the turn-over time for units, improve the long term maintenance program, and develop programs and services within each of the major housing complexes to serve the social, economic, recreational, and educational needs of its residents. Since the CDA has limited resources, they plan to apply for additional housing voucher funds when they become available in order to increase the affordable housing options for lower income households.

The CDA is governed by a Board of Directors, with two operating subcommittees. The CDA encourages resident participation and notices their meetings to residents and to the community at large, has resident representation on the subcommittees, and holds occasional hearings to gauge the needs and goals of its participants.

The CDA has also partnered with other lenders and private developers to secure some deteriorated apartment complexes in the Bridge-Lakepoint-Waunona neighborhood, and through a program of renovation and conversion, develop both new and remodeled apartment homes and condominiums to encourage home-ownership for low and moderate income families. The CDA coordinates its program with the CDBG Office and other homeownership programs to link public housing tenants to homeownership opportunities whenever possible.

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).
~~The CDA has not been designated as "troubled" by HUD.~~

## 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.***

### ***~~2013~~2014 Action Plan Antipoverty Strategy response:***

The Antipoverty strategy of the City is to promote the accessibility and availability of basic needs, 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, employment efforts, and case management services.
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 ~~2013~~2014, 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 East Isthmus 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 ~~9~~ 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.
- Increase effectiveness of public health efforts to educate and improve the health of individuals and of the neighborhood.
- Stabilize the management of rental housing ~~and the Meadowood neighborhood center~~ in the greater southwest area.
- Complete expansion of the Meadowood neighborhood center in the southwest area and explore the possibility of the creation of a center in the Leopold area.
- Assess and refine the City's efforts to support resident involvement and empowerment in the community, including continued support of community gardens.
- ~~Support efforts of owners and residents to reduce energy consumption through partnership efforts with the State of Wisconsin, Madison Gas and Electric, and Wisconsin Energy Conservation Corporation (WECC).~~
- 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.*

### ~~2013~~2014 Action Plan Barriers to Affordable Housing response:

The Community Development Division will continue to assist the City in developing strategies to remove barriers to affordable housing. 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. Specific efforts are detailed below.

The Community Development Division entered into an agreement with MSA (consultants) for an **Analysis of Impediments to Fair Housing in 2012**. ~~We anticipate this study to be complete in late 2012 to early 2013. This study will assist in developing future strategies for eliminating barriers to affordable housing.~~ This study was completed in late 2013 and identified fair housing concerns and offered planning strategies that can be incorporated into the City's community planning and development processes and decisions. In 2014 the City will focus its efforts on developing those strategies that will help mitigate the impediments identified in the study.

In 2012, the Metropolitan Milwaukee Fair Housing Center (MMFHC) completed the development of an **Affirmatively Furthering Fair Housing (AFFH) toolkit.** The toolkit is designed to explain the shared AFFH obligation to HUD Entitlement Communities' CDBG/HOME/ESG, housing, planning staff and their committee members and to share effective strategies that other communities and agencies have employed to fulfill that obligation. The Community Development Division, in collaboration the City's Economic Development Division, Community Development Authority, and Housing Operations, anticipates working with the Director of MMFHC's Inclusive Communities Program to review the toolkit and develop Madison specific implementation strategies to reduce barriers to affordable housing accordingly.

The Division will review the impact of the current very low vacancy rate on the ability of lower income individuals to locate housing. The Division will also review changes in State law that have made it difficult for lower income individuals to secure affordable housing and work to remove these barriers so households have a greater opportunity for affordable housing.

The City will continue discussions regarding priority uses for the City's **Affordable Housing Trust Fund**. ~~These priorities will be included in a Request for Proposals scheduled for release in 2013.~~ These funds will make it possible for developers to create, repair or preserve affordable units.

The City has ~~nearly~~ completed its rewrite of the zoning code. ~~and anticipates completion in early 2013~~ The **Development Services** Center and ELAM (Enterprise Land Asset Management) system, launched in 2009, continues to helps to streamline the land use approval process. In ~~2013~~2014, the Community Development Division will continue to participate in the operational aspects of this system and seek its improvement through evaluation.

The Community Development Division will meet periodically with **Third Sector Housing**, a group of nonprofit 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.*

### ~~2013~~2014 Action Plan Lead-based Paint response:

The City of Madison works to reduce lead-based paint hazards by requiring subrecipients to comply with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification and stabilization of deteriorated paint, identification and control of lead based paint hazards, and identification and abatement of lead-based paint hazards. The Protect Your Family From Lead in Your Home pamphlet developed by the EPA, HUD and the U.S. Consumer Product Safety Commission is also distributed. The City administered downpayment assistance programs are also required to comply with the Lead-Based Paint requirements.

The Wisconsin Department of Health and Family Services maintain an on-line database registry of properties that have been certified as Lead-Free/Lead-Safe. This Wisconsin Asbestos and Lead Database Online, known as WALDO, include housing (single-family and apartments) and child occupied facilities, such as day care centers, that meet the lead-free or lead-safe property standards established under the State Administrative Code.
The City and County Board of Health Environmental Health Division provides community education programs. Information about lead is incorporated into the nutritional counseling conducted at the WIC (Women, Infants and Children) Clinics held throughout the City and County. Evaluation of homes of children found to have elevated blood lead levels, as well as, consultation for renovation and remodeling are provide through this program.

The City and 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 CDD staff will also continue to educate realtors and lenders that we work with on the dangers of lead paint in the City of Madison housing stock.

# 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 ~~2013~~2014. 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))*

### ~~2013~~2014 Action Plan Special Needs response:

**Use of Available Resources**
The City of Madison has followed a strategy to: 1) prevent homelessness through eviction prevention efforts including City-funded financial assistance grants for rent in arrears and housing mediation, and 2) end homelessness through efforts to move people as rapidly as possible from homelessness into housing. The
City outlined its priorities for preventing and ending homelessness and other activities geared

to special needs populations in the Five Year Consolidated Plan. The City has also accepted the recommendations of the "Community Plan to Prevent and End Homeless in Dane County" developed by the Homeless Services Consortium which serves as the local CoC.

Annual funding decisions are made based on the objectives outlined in the Five Year Consolidated Plan, as well as the "Community Plan to Prevent and End Homelessness". The objectives outlined in the Five Year Plan are:

1. Provide opportunities which support the movement of homeless people and those with special needs into permanent housing; and
2. Provide prevention services for those at risk of homelessness and outreach services to connect homeless persons with housing and support services.

The goals outlined in the HSC's Community Plan are:

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 supportive permanent housing units throughout the community including Dane County. In 2012, The Road Home will purchase and renovate 16 units of supportive housing using HOME funds to house formerly homeless families with children. In 2012, Porchlight completed their Nakoosa Trail project with the assistance of HOME funds and SHP (Permanent Housing Bonus funds). This project includes 14 newly constructed units to replace the current, inadequate Safe Haven program as well as an additional 34 supportive permanent housing units for single adults with mental illness. This process started in 2008 with the closing of Defense Department property and the subsequent City transfer of buildable land in a second location to Porchlight.

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, Transitional Housing Program and Homeless

Prevention Program funds. By identifying specific projects through this process, the City is able to address the needs of the homeless population, tap the resources of County and community agencies and integrate the local service delivery systems. Eleven agencies are currently under contract with the City to provide supportive services through financial assistance, case management, housing mediation, legal advocacy and tenant education. While the HUD ESG funds represent a relatively small portion of the total resources within the local homeless services system, the City and providers combine a variety of resources to address the objectives in the Five Year Plan and the Community Plan. The largest portion of these funds is used to fund the RentAble Program through a contract with Community Action Coalition and the collaboration with nine HSC agencies. The agencies jointly determine how the funds will be allocated between eviction prevention (rent in arrears) and re-housing (security deposits, first month's rent) activities. They then determine how many "slots" each of the agencies will receive. Agencies then refer eligible homeless or at-risk households to CAC to complete the assistance.

**Homeless Prevention**

The City of Madison uses GPR money to fund outreach to connect chronically homeless to housing and services through a contract with Porchlight. The City also supports the PATH-funded outreach workers by providing financial assistance to help move homeless persons from the street into housing. Through a contract with Tellurian, outreach workers have funds

available to pay security deposits and rent for single adults.

The City also uses GPR and ESG funds to continue a relationship with Lutheran Social Services' Off the Square Club which is a day-time center serving club members with mental illness. Porchlight's Hospitality House also receives GPR funds to offer a daytime resource for persons needing housing, transportation, and employment, as well as the use of phones and computers. Porchlight also receives GPR funds to provide support services to 250 formerly homeless residents of Porchlight-operated housing.

CDD staff is a part of a team of medical and support services providers and funds in developing a team approach model to serve chronically homeless individuals who have long histories of police contacts and high use of crisis-related services which are expensive and not ultimately helpful in stabilizing this population. Some of the barriers for service are the reluctance of chronically homeless to engage in services and most housing programs currently operate on a willingness on the part of the individual to commit to sobriety and mental health.

**Discharge Policy**

~~The Homeless Services Consortium, through the CoC Coordinating Committee, has been in contact with the State Department of Corrections and the Department of Health Services, as well as Dane County Child Protective Services and the three local hospitals to ensure that homeless individuals are not discharged directly to the streets. Most of these entities are also members of the Homeless Services Consortium. The Dane County jail employs a Discharge Planner who works with inmates identified as having mental illness. As some of these inmates were homeless prior to incarceration, the jail staff can work directly with resources in the community in an effort to have the inmate connected at the time of discharge, minimizing the chance of a return to homelessness.~~

## *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.*

### ~~*2013*~~*2014 Action Plan ESG response:*

The city of Madison requires that each ESG-funded agency provide a one-for-one match. A majority of the local agencies use program funding from Dane County Human Services and the United Way of Dane County as their match source. Agencies that use ESG funds to support shelter case management provide match in the form of volunteer hours. All agencies provide proof of match in the form of an award letter or contract at the time of application to the State for ESG funds. All agencies receiving ESG funds, whether through the State or from the City provide a letter with their last reimbursement request indicating their match amount, the source, the time the match is available and that the funds are not used as match for any other grant.

## 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).*

### ~~2013~~2014 Action Plan Specific Objectives response:

Dane County utilizes local, state and federal dollars as the lead public source for funding services to the special needs population. Dane County is the primary funder of residential and out-patient mental health and substance abuse treatment. The City of Madison provides assistance to this population through partnering with local non-profits to purchase existing housing or vacant land for building housing that is suitable for persons with physical and mental disabilities. The City has a long-term relationship with Movin' Out that develops rental housing and home-ownership opportunities for disabled persons, as well as Housing Initiatives and Goodwill Industries that provide supportive housing for persons with mental illness for non-homeless, as well as homeless populations.

Independent Living has received approval for HOME funds to construct service-rich housing for low-income elderly persons and is currently going through the site-approval stage. The City provides HOME and CDBG money to agencies that combine other funding such as Section 42, Section 202, Section 811, Shelter Plus Care and the proceeds from private fundraising to develop and operate affordable housing.

The City does not currently plan to use HOME funds for direct rental assistance, but may amend this plan to provide such an option if local conditions warrant such a move. The current priority is to use HOME funds to expand the availability and accessibility of housing stock designed to serve the housing needs of low-income persons with special needs.

The following activities will be completed in ~~2013~~2014:

**Independent Living – Home Modification program** – 115 homes will be adapted to help people remain in their homes. Beneficiaries of this program include LMI elderly and people with disabilities.

**Movin' Out – Homeownership program –** 7 households with at least 1 member who has a disability assisted into homeownership. Beneficiaries of this program are LMI households having 1 person with a permanent physical, developmental or mental disability.

**Movin' Out – Rental program** – affordable rental housing may be acquired through Reserve or other funds to serve as affordable homes for LMI individuals where at least one member of the households has a permanent physical, developmental or mental disability.

**Housing Initiatives – rental program** – affordable rental housing may be acquired through Reserve or other funds for mentally ill, formerly homeless and individuals with substance abuse problems.

The proposed outcomes may change as additional funds become available throughout the year.

## *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;***
  - ***ii. 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 year(s) in which the program income will be received; and which of the following options for each float-funded activity to address the risk that the activity may fail to generate program income:***
  - ***i. Amend or delete activities in the amount equal to any amount due from default or failure sufficient income in a timely manner. (If this option is chosen, the action plan must description of the process it will use to select activities to be amended or deleted and involve citizens in that process), OR***
  - ***ii. Obtain an irrevocable line of credit from a commercial lender for the full amount of the activity. (If this option is chosen, information on the float-funded activity in the action 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 default or shortfall within 30 days of the float-funded activity's failure to generate 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)***

a. ***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.***

### ***~~2013~~2014 Action Plan Community Development response:***

For ~~2013~~2014, 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 ~~2013~~2014, the Division is estimating $1,528,317 in CDBG Entitlement funds and $1,150,000 in program income will benefit low to moderate income people. In 2011, the program income totaled $1,200,000. 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 two 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 12-28 for ~~2013~~2014 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.*

### ***~~2013~~2014 Action Plan HOME/ADDI response:***

The Community Development Division will use the recapture option in ~~2013~~2014. 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 funds invested in homeownership activities. The City will expect to recapture a portion of the appreciated value of the original HOME investment on loans made prior to 2012 and recapture the loan amount plus a loan fee on loans made in ~~2013~~2014. The loan fee will be determined annually by the staff based on the City's Finance Dept. formula for lending. Recapturing the funds 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. In the event of a voluntary or involuntary transfer of the property, the City will recapture the direct subsidy provided to the homebuyer. This direct subsidy is provided as downpayment assistance in the form of a 0% interest deferred payment loan. If the net proceeds from a voluntary or involuntary sale are sufficient to repay the amount of the HOME subsidy, the City shall recapture the balance due on the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required to HUD. Net proceeds will apply to all existing and future promissory notes. Net proceeds are defined as the sale price minus superior loan repayment and any closing costs incurred by the homebuyer.
- 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. Homebuyer loan repayments will include a loan fee established by the CDBG Committee. Agency loan repayments will be at 0% interest unless the CDBG Committee decides to add shared appreciation or a loan fee.
3. Agency loan repayments for rental properties will include either repayment of a pro-rated amount of appraised value based on the public investment or the amount of funds invested plus 2% accrued interest over the life of the loan.
4. 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.
5. 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.
6. 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.

7. Loans, construction loans or advances, with or without interest, on terms established to comply with the HOME program requirements.
8. 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 CDD 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 80% of the median income.

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 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 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 2012, 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 berequired; 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.
-

**Minority Outreach**

In each contract the City of Madison CDD enters into, the ~~Scope of Services~~ agreement includes a requirement for agencies to make a good faith effort to utilize minority owned

businesses. In addition, the contract also includes ~~2~~ specific sections which also address this issue: Equal Opportunity, Accessibility, Fair Housing, Section 3 and Minority Business Enterprise Requirements and Affirmative Action Requirements. Agencies are required to follow the regulations in the contract.

The City of Madison has contractual agreements with various non-profit housing agencies to develop rental housing funded with HOME dollars. As part of these contracts, agencies are required to submit an affirmative marketing plan for developments containing five or more home assisted units. The agencies are required to submit a plan and receive approval from the CDD prior to renting the unit(s) and receiving their final disbursement. The CDD staff monitor the implementation of this document as part of an overall rental project checklist.
The City of Madison Civil Rights Department operates the following program and provides the informationon the City's website, brochures are available and outreach is done to certify businesses:

**TARGETED BUSINESS ENTERPRISE PROGRAM**

- Small Business Enterprise Directory — PDF PDF
- Minority & Women Business Enterprise Directory
- Disadvantaged Business Enterprise Directory
- DBE Certification Application Packet — PDF PDF MS Word
- Targeted Business Certification Application — PDF MS Word
- Targeted Business Recertification Application — PDF
- Annual No Change Affidavit
- Brochures

## INTRODUCTION

The City of Madison has adopted an affirmative action plan and requires similar efforts from vendors, contractors and other firms with which it does business. The City has determined that it is not in the public interest to purchase goods and services from vendors and contractors unless they demonstrate that they have taken affirmative action to ensure equal employment and subcontracting opportunities.

It is the official policy of the City of Madison that as an overall goal, ten percent (10%) of the City's public works funds be expended with certified small business enterprises (SBE). This policy is designed to stimulate economic growth, promote the establishment of new businesses and provide employment opportunities. In addition, when the City expends funds provided to it by federal agencies, the City requires that contractors comply with applicable federal regulations governing the participation of minority business enterprises (MBE), women business enterprises (WBE) and disadvantaged business enterprises (DBE). Furthermore, it is the City's policy that all businesses, including those owned by minorities and women, be afforded the maximum feasible opportunity to do business with the City.

This directory is designed to assist you with achieving the City's targeted business goals. It features a categorical index and alphabetical listing of firms which have been certified as "small" as defined by the City of Madison in Section 2. This section is for use on Public Works contracts and private projects receiving financial assistance from the City of Madison. A categorical index and alphabetical listing of firms which have been certified as being owned and controlled by racial/ethnic affirmative action group members and women is contained in Section 4. This section is to be consulted for projects that have federal monies involved and a specific M/W/DBE goal attached. It is also to be used by City agencies charged with making purchasing recommendations and decisions on the City's behalf. Also included is a list of Community Based Organizations in Madison that can be consulted to do targeted recruitment of minorities and women for employment opportunities. Finally, contact information for the Contract Compliance Program staff and our county, state, and federal counterparts is included for your convenience.

With your assistance the City has made significant strides over the years in working towards its goals. In 1998, the City spent nearly $73 million with contractors, vendors and suppliers. Of this amount more than $6.6 million or 9.10% of this was spent with minority and women owned businesses. This compares to just $456,674 (less than 1%) in City spending with M/WBEs in 1990. Small business enterprises were awarded more than $1.7 million or 9.57% of the amount spent on City Public Works construction during 1998. This compares to $93,164 or 1.24% in 1991, the year in which the City implemented its SBE Program. We are proud of our accomplishments and, with your support, we hope to achieve greater participation of targeted businesses.

If you have questions or need assistance please contact our Contract Compliance Unit at (608) 266-4082.

## DEFINITIONS

- The MAD certification Program is the targeted business certification program of the City of Madison. The program has been designed to perform the function of certifying targeted businesses for participation on City projects with targeted business goals.
- Small Business Enterprise (SBE) - an independently owned and controlled business with annualgross receipts of $750,000 of less when averaged over the past three years.
- Minority Business Enterprise (MBE) - an independent business 51% or more owned and controlled by racial/ethnic affirmative action group members.

- Woman Business Enterprise (WBE) - an independent business 51% or more owned and controlledby women.
- Disadvantaged Business Enterprise (DBE) - an independent business 51% or more owned and controlled by socially and economically disadvantaged individuals. Size restrictions as regulated by the U.S. Small Business Administration in 13 CFR apply.
- The bid document will specify which targeted business (MBE, WBE, DBE and/or SBE) is being targeted for a specific contract. In general, the targeted business type is determined by the source of funding. Public Works contracts estimated to cost $100,000 or more that are funded solely with City dollars will have an SBE goal attached. Projects with federal monies will have a MBE, WBE and/or DBE goal attached.

**DISCLAIMER**

Please note that all businesses listed as Minority, Women or Disadvantaged Businesses can be used in both the Dane County and the City of Madison Targeted Business Enterprise Programs.

Businesses listed as Small Business Enterprises can be used only on City of Madison projects.

Businesses classified as Emerging Small Business Enterprises can be used only on Dane County projects.

**QUESTIONS**

Contact the City of Madison Department of Civil Right's Contract Compliance Program at (608) 266-4910. Copyright © 1995 - 2011 City of Madison, WI

*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.*

***~~2013~~2014 Action Plan HOPWA response:***

The City of Madison does not receive HOPWA funds.

## Other Narrative

*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 compliment the work of others within the community and together improve the viable urban community which embodies the goals of Madisonians.

**Access Community Health.....Ken Loving, CEO, 443-5500**

Since 1982, Access Community Health Centers has been addressing the financial, cultural, and language barriers that prevent access to health care. As a not-for-profit charitable organization, they provide affordable and comprehensive primary medical and dental care at two Madison locations, as well as a clinic in Sun Prairie. Almost of patients are low-income, with almost one-half living with incomes below 100 percent of the Federal Poverty Level. More than one-half are uninsured, with the remainder having Medicaid, Medicare or private insurance. A sliding discount program makes services affordable to patients with the fewest resources.

**AIDS Network.....Karen Dotson, Executive Director, 252-6540**

Established in 1985, AIDS Network provides comprehensive, community-driven HIV/AIDS prevention and care services throughout **s**outh-central Wisconsin with offices in Madison, Beloit and Janesville. From its beginning as the Madison AIDS Support Network, a core value of the agency has been to provide prevention and care services through a network of local partners. The mission is to offer support, education and opportunities for the well-being of everyone touched by HIV/AIDS.

**AIDS Resource Center of Wisconsin (ARCW)...Doug Nelson, Executive Director, 1-800-359-9272**

AIDS Resource Center provides leadership in serving persons who are HIV and AIDS infected with medical, social service, and educational efforts. For persons/families with HIV/AIDS who are homeless, ARCW provides assistance in: locating emergency housing, short-term financial assistance to help pay housing costs, placement in long-term financial assistance programs, and referrals to additional health and social services. ARCW tailors its housing program to help people with HIV as well as chronic mental illness or substance abuse issues. Individuals receive counseling, support services and rent assistance to reduce or eliminate behaviors that may prevent them from maintaining secure housing. ARCW owns and operates housing facilities in Milwaukee that include a 29-bed SRO building, a 6- unit three-bedroom apartment building for families, and a duplex with 2 three-bedroom units for families.

**ARC Community Services, Inc.....Norman Briggs, Director AODA Services, 278-2300**

ARC provides residential, day treatment, and outpatient substance abuse and mental health women- specific treatment services, with a special day treatment program for pregnant and postpartum women. ARC, under contract with the Department of Corrections, also operates a 15 bed facility and a 12 bed facility for women and a 12 bed facility for women with infants. ARC is the site of an Urban/Rural Women's Alcohol and Other Drug Abuse Treatment Project charged with meeting the special needs of women with substance use disorders by emphasizing parenting education, vocational and housing assistance and coordination with other community programs.

**Bethel Lutheran Church – Homeless Ministries.....Pastor Sarah Harrold, 257-3577**

Bethel Homeless Ministries includes a support services office open each Tuesday through Thursday, a spiritual support group and a book club geared toward participants who are homeless. Support services are available to help with housing, employment search, filling out job applications, and writing resumes. The office has 12 computers, a phone and a fax machine. For people with health concerns, a Parish Nurse is available. The spiritual support group meets weekly to provide a group where individuals share their experiences. The book club serves as an important and personal extension of the homeless ministry at Bethel. The church provides the books at no charge and participants discuss their readings on Tuesday mornings.

**Catholic Charities.....Brian Cain, Executive Director, 821-3100**
Catholic Charities operates a number of programs that provide the full spectrum of services to individuals and families. Catholic Charities operates four facilities that provide services for homeless individuals who are chemically addicted. North Bay Lodge, Hope Haven and Colvin Manor and REBOS Chris Farley House provide sober housing for single men and women. Hope Haven/REBOS United contracts with Dane County to provide AODA treatment to participants in a jail diversion program.

**City of Madison CDBG Office.....Vacant, Supervisor, 266-6520**
The CDBG Office/ CDBG Committee is charged with distributing federal, state and local funds so as to achieve the following goals: maintain and expand the supply of safe, affordable housing throughout the community; help businesses grow in ways that create employment opportunities for lower income persons; expand opportunities for low- and moderate-income persons to access self-help and recreational activities in friendly, safe, accessible and well-maintained civic spaces; and promote comprehensive, sustainable revitalization efforts within selected neighborhoods of the city where a majority of residents are low and moderate income.

**City of Madison Housing Operations.....Augustine Olvera, Division Director, 266-4675**
The Housing Operations Division of the City's Department of Planning and Community and Economic Development provides the core services necessary to operate important, federally funded, low-income housing programs and related services for the Community Development Authority (CDA). These services include Low-Rent Public Housing in 40 locations throughout the City of Madison with 347 units for families and 508 units for households with people over the age of 50 or people with disabilities; and 1,400 housing vouchers worth approximately $9 million dollars used to pay a portion of rent for eligible low-income persons renting property from private landlords.

**City of Madison Central Library.....Carol Froistad, Librarian, 266-5900**. The Central Library serves as a resource for the general public as well as many homeless persons who not only use the computers and reading materials but also find shelter during cold weather. Library staff balances the needs of all users of the facility in order to provide quality environment and services for everyone.

**Community Action Coalition for South Central WI.....Greta Hansen, Executive Director,**
**246-4730 x 217**
Founded in 1966 as the community action agency for Dane County, CAC has created and operated a wide variety of programs aligned with a mission of developing the economic and social capacities of individuals, families and communities to reduce poverty. The Family Support/Citizen Advocacy Division assists homeless or near homeless individuals, families and persons in their effort to find and maintain housing through case management, mediation, information and referral. Caseworkers are located at CAC's Madison office and at select neighborhood JFF Offices. The Citizen Advocacy program initiates, supports and strengthens long-term relationships between advocates and partners, many of whom have developmental disabilities. The Financial Services Division helps households experiencing poverty providing financial assistance to qualifying households experiencing emergency housing needs. Financial assistance programs include first month's rent, eviction prevention and rent subsidy. Housing Services Specialists provide housing and budget counseling to households in need. The Food and Gardens Division works to prevent hunger and increase food access and food security among people experiencing poverty by procuring and distributing food resources. The Food and Gardens Division distributes USDA commodities and other food to food pantries, meal sites and other distribution sites. In addition, the division coordinates food drives, supports

the Dane County Food Pantry Network, and coordinates the CAC Gleaners (a volunteer-run food recovery program). Supporting all of these efforts are a team of volunteers who work in various programs including the Clothing Center that ensures that people experiencing poverty have access to free, seasonally appropriate clothing to help them stretch limited resources. All of CAC's programs are overseen by a tri-partite board of directors representing public, private and low-income communities.

**Center for Families.....Meg Miller, Executive Director, 244-5700**
The Respite Center provides child care and parent support 24 hours per day, seven days a week. Child care is available, as space permits, for families in stressful or emergency circumstances. Children from birth to their 15th birthday may be cared for at the Center to that parents can get respite or tend to personal business. Services are provided on a sliding fee schedule.

**Community Meal Program.....Paul Ashe, Director, 256-6325**
Through the efforts of volunteers the Community Meal Program provides a hot lunch and dinner on most days during the week from its Luke House location on S. Ingersoll on Madison's near east-side. Meals are available at no cost to single adults and families with children.

**Dane County Housing Authority.....Rob Dicke, Executive Director, 224-3636**
Dane County Housing Authority works to further affordable housing for low-income families through the administration of rental and home ownership programs. DCHA assists approximately 1100 families in all areas of Dane County outside the City of Madison through the Housing Choice Voucher program (Section 8). Another 86 families live in Low-rent Public Housing owned by DCHA in Sun Prairie, Stoughton, Mazomanie and Monona. There are also 16 units of Rural Development housing in Cross Plains. The Housing Resource Center provides first-time homebuyer education classes, one-on-one counseling and down payment assistance.

**Dane County Human Services.....Lynn Green, Director, 242-7400**
The Dane County Department of Human Services provides a comprehensive array of services and programs to over 30,000 customers in Dane County each year. Homeless families and individuals in the county are served primarily by two of the divisions. The Economic Assistance and Work Services Division helps people meet their basic needs, including shelter, food and medical care. The Division also promotes self-sufficiency through an array of employment services. The Adult Community Services Division funds and provides care and support for people who have a severe and persistent mental illness. A variety of services are provided by county staff and contracted agencies including, but not limited to, case management, community support programs, residential care, vocational services, and transportation.

**Dane County Parent Council.....Wendy Bowe, Executive Director, 275-6740**
The Dane County Parent Council is a community-based private non-profit agency that sponsors a variety of child development and family support programs including Early Head Start, Head Start, and Hope House. Hope House provides housing for three Early Head Start families at a time. Hope House provides families with case management support, including assistance with employment, education, parenting skills and child care as needed. Families receive staff support in obtaining needed services and help in finding permanent housing. Hope House staff continues to provide case management for a year after leaving for permanent housing to increase the chances that the family will remain stable.

**Dane County Veterans Services Office.....Dan Connery, Interim Veterans Service Officer,**
**608-266-4158**

The Dane County Veterans Service Office helps veterans and their families obtain various local, state and federal benefits. At the Dane County Veterans Service Office, veterans discover the benefits to which they are entitled and service officers assist them with the application process. The Dane County Veterans Service Office is committed to advocate for veterans by providing quality services and programs for them and their families. For questions or for an appointment, please call 608-266-4158.

**Domestic Abuse Intervention Services.....Shannon Barry, Executive Director, 251-1237**
DAIS is a community-based feminist organization committed to ending domestic abuse. DAIS operates a 24-hour crisis line, a 25-bed shelter for abuse victims and their families, legal advocacy including court accompaniment, community education and outreach, and crisis response emergency support services. DAIS also houses the DELTA Project, a primary prevention program.

**Elizabeth House.....Annetta Wright, Director, 259-1605 x 205**
The Elizabeth House program is a six to nine month residential program for young single women (ages 18 – 26) who are pregnant and want to change the direction of their lives. All services are free of charge.

**Employment Resources Inc.....Tammy Liddicoat, Executive Director, 246-3444**
Employment Resources, Inc. (ERI) is a private, non-profit organization located in Madison, Wisconsin. Since 1990 the mission has been to increase employment opportunities for people with disabilities. Employment Resources, Inc. (ERI) provides employment and benefits counseling, assistive technology, and community outreach services to people with disabilities who are considering or pursuing employment.

**Fair Housing Center of Greater Madison.....Laurel Bastian, Madison Coordinator, 257-0853**
Fair Housing Center is affiliated with the Metropolitan Milwaukee Fair Housing whose purpose is to promote fair housing throughout the state by combating illegal housing discrimination and by creating and maintaining racially and economically integrated housing patterns.

**First United Methodist Outreach Ministries.....Karen Andro, Director, 256-4646**
FUMC, located just one block off Capitol Square and in the mid-section of the isthmus, is geographically positioned to be of particular service and help to those in need. The Outreach Ministries seek to build and enhance trust relationships with the neighborhood and its diverse residents. They work collaboratively with other metro agencies, including Madison Urban Ministry, Porchlight, Inc., and the Dane County Food Pantry Network. They welcome members and community persons to join them in the food pantry, community holiday meals, staffing and hospitality at the Men's Drop-in Shelter, and other ongoing and new initiatives. The goal is to expand coordinated resources to those underserved persons in our neighborhood and across the city.

**Goodwill Industries of South Central WI.....Barbara Leslie, President and CEO, 246-3140**
Goodwill Industries is a not-for-profit organization whose mission is to assist people with disabilities and other special needs to live in, work in, and be part of the community. Goodwill accomplishes its mission by providing vocational and housing services including Supported Employment, Techworks, Co-Employment, Group Homes, Supportive Apartments, and an Adult Family Home. Goodwill has a 14 county territory in which to provide services. Funds generated through the donated goods program help support the mission.

**Group Health Cooperative of South Central WI.....Emily Sanders, Community Care Manager, 828-4819**
Group Health Cooperative of South Central Wisconsin (GHC-SCW) is a non-profit managed health care organization that provides the entire spectrum of health care services, including insurance, Primary Care and Specialty Care. The heart of GHC-SCW is in its nationally-ranked Primary Care Clinics, which integrate with the insurance arm of the organization to provide quality care with value-added services. GHC-SCW is also paired with several networks, which allow members to access a variety of Primary and Specialty Care options, depending on the insurance plan the member is enrolled in and the network he or she selects. GHC works with Dane County homeless families to provide primary health care while helping them become eligible for Badger Care.

**HEALTH Program (Meriter Foundation).....Dr. Cate Ranheim MD, Medical Director, 441-1322**
Dr. Ranheim created the Helping Educate And Link The Homeless (HEALTH) outreach program to overcome the barriers to medical care that underserved patients encounter including limited transportation, lack of insurance and medications, and failure to access primary care. The community HEALTH sessions are held once a week at one of four shelter locations, and provide basic health screenings, assistance with Medicare/Medicaid applications, education and coordination of care with localprimary care providers. Persons are also seen at the HEALTH Hut at 1312 Culmen Street. Over 40 volunteers from a variety of health care backgrounds and one full-time nurse share their dedication to improving the health and well-being of homeless patients in Dane County.

**Housing Initiatives Inc.....Dean Loumos, Executive Director, 277-8330**
Housing Initiatives (HII) provides rental subsidies for individuals and families with mental illness. HII (HII) provides tenant-based rental assistance for permanent housing to homeless mentally ill and disabled persons. Tenants receive supportive services from 3rd-party resources; in-place case management is required for admission to the program. Housing is scattered site and is owned as well as leased by HII.

**Independent Living, Inc.....Rita Giovannani, CEO, 274-7900**
For more than 35 years, Independent Living, Inc. has been a local resource for providing comprehensive in-home services, skilled home health care and housing to older adults and those with disabilities in the community. Independent Living is dedicated to supporting an aging family member or friend by offering a wide variety of services-- so they can manage their independence in a way that's comfortable and flexible.

**Legal Action of Wisconsin.....Kevin Magee, Managing Attorney, 256-3304**
Legal Action helps low-income people achieve equal justice by providing creative, effective and high- quality civil legal services. Legal Action's lawyers and paralegals help solve housing problems (public and private evictions and housing subsidy); public benefits problems (SSI and SSDI denials, W-2, food stamps and Medical Assistance); and family law, domestic violence and child abuse restraining orders, child custody when family violence is present. LA's Migrant Project provides free assistance to migrant workers throughout the state primarily with employment and public benefit issues. Legal Action's services are free to eligible clients

**Lutheran Social Services – Off the Square Club.....Alex Kox, Director OTSC, 251-6901**
Lutheran Socials Services operates a day-time resource center for persons with mental illness. Off the Square Club is a membership organization located at 4 N. Hancock Street that provides meals, services and socialization for its members.

**MMSD Transition Education Program..... Amy Noble, School Social Worker, 204-6826**

The Madison Metropolitan School District (MMSD) Transitional Education Program (TEP) enrolls, transports, and maintains homeless children and youth in schools within the Madison Metropolitan School District (MMSD). Other TEP support services include clothing closet referrals with limited clothing items available at the four TEP sites, hygiene items and school supplies. Door to door transportation is provided for K-5 students, with middle and high school students being provided metro bus tickets by the respective school.

**Madison-area Urban Ministry.....Linda Ketcham, Executive Director, 256-0906**

Madison-area Urban Ministry, Inc. (MUM) is a nonprofit interfaith social justice organization that convenes individuals and faith communities in the greater Dane County area in order to identify, study, urge action, and work together for social justice in the broader community. MUM has spurred social change in and about Dane County for over three decades. MUM's mission statement is "standing with the poor and hurting, neighbors working together for social change." MUM is often a voice for faith communities in society and is a conduit of information from society to faith communities. MUM promotes interfaith cooperation and collaboration, convenes and links people of faith communities to engage in social action, advocates for low income people, and emphasizes change in systems. Current MUM programs include Allied Partners and the Allied Wellness Center, Greater Isthmus Group--working to end homelessness, Mentoring Connections--matching children to adult mentors, the "A Chance to Work, A Chance to Succeed Coalition", and several prisoner re-entry initiatives (Circles of Support, The Journey Home, Returning Prisoner Simulation and Voices Beyond Bars).

**Madison Homelessness Initiative.....Donna Asif, Founding Director, 609-8522**

Madison Homelessness Initiative (MHI) is a grassroots, volunteer, nonprofit. Its mission is to address issues of homelessness in practical and timely ways while motivating community toward an ever-greater capacity for understanding and compassion on behalf of our neighbors living homelessness. Projects include providing shower facilities, laundromat access, and distribution of winter clothing and footwear for street homeless.

**Middleton Outreach Ministry.....Jackson Fonder, Executive Director, 836-7338**

Middleton Outreach Ministry (MOM) is a local, faith-based service center and consortium of churches on the West side of Dane County. People look to MOM for commodities they lack (food, clothing, household goods) and for emergency funds and rental assistance within the MOM service area (defined as from Midvale Blvd west to Cross Plains, and from the Beltline north to Waunakee).

**Middleton Memorial Veterans Hospital.....Mary Beth Urbin, Homeless Program Coordinator**

**256-1901 x11139**

The VA Medical Center provides comprehensive services to eligible veterans that include medical care, mental health evaluation and treatment, substance abuse treatment, and benefits counseling. Homeless veterans are served through services provided at 306 N. Brooks Street and include assistance with housing and legal issues. The VA also conducts homeless outreach within the county, working with agencies and community organizations to identify veterans in need. They also partner with not-for-profit Veterans Assistance Foundation to provide transitional housing and services for veterans.

**OutReach, Inc.....Steve Starkey, Director, 225-8582**

OutReach is a community center for Madison and south central Wisconsin's lesbian, gay, bisexual and transgender (LGBT) community and has provided services for over 30 years. Their mission is to promote equality and quality of life for LGBT people. OutReach works with emergency shelter programs when needed to help provide services to the transgender homeless population.

**Porchlight, Inc.....Steve Schooler, Executive Director, 257-2534**

Porchlight, Inc. helps people build stable, independent lives by acquiring job skills and finding permanent housing. Porchlight operates programs that provide emergency housing, job counseling and training, and low-cost housing. Programs are available to families and individuals in each stage of transition from homelessness to economic independence. Porchlight operates 248 units of housing at 23 locations for families and individuals and provides case management for the residents; the Drop-In Shelter offers temporary emergency shelter for single men at three downtown locations; a daytime resource center (Hospitality House) offers services such as employment and housing counseling, telephone access, and medical and legal assistance; a shelter serves homeless men and women with mental health issues (Safe Haven); housing with a sober, supportive living environment for men and women that have become homeless due to addiction; and housing and case management for men and women with mental health issues and other disabilities. Through the Brooks Street Kitchen Program, participants learn food preparation skills that can help prepare them for employment in the food service industry and develop a sense of pride in their accomplishments. The Outreach Program connects street homeless to housing and services.

**The Road Home Dane County.....Kristin Rucinski, Executive Director, 294-7998 x 302**

Interfaith Hospitality Network (IHN) serves homeless families with children through collaboration with local religious congregations. IHN provides family shelter including meals, transportation assistance, educational workshops and intensive case management. IHN helps families transition from homelessness to housing, assists families in furnishing their new homes and offers housing stabilization services including case management and mentoring. The Road Home provides transitional housing through the Second Chance Apartment Project in collaboration with the YWCA and permanent housing through the Housing and Hope program and scattered-site rapid re-housing program in collaboration with the YWCA and The Salvation Army.

**The Salvation Army.....Major Loren Carter, Dane County Coordinator, 250-2220**

The Salvation Army is a multi-faceted agency that is part of an international effort to provide assistance to those in times of crisis. Locally the Salvation Army operates a community recreation center, social service and church center, as well as an emergency shelter for families and for single women. The Salvation Army is the gatekeeper for both families and single women and is often called upon to place individuals in other Homeless Services Consortium agency beds or write a voucher for short-term housing in a local motel. The Salvation Army is also been the site of an overflow nighttime-only shelter for families.

**SOAR Case Management Services, Inc.....Jenny Branks and Todd Winstron, Co-Directors, 287-0839**

SOAR Case Management Services provides follow-up and short-term case management services to homeless individuals with mental health, physical health and substance abuse issues. Caseworkers assist homeless persons in securing an income and safe, affordable housing. Once in housing, the case managers will assist in daily living skills training i.e. money management, personal health, housekeeping, nutrition, and grocery shopping.

**Stoughton Area Resource Team.....Kris Gabert, Program Director, 278-2920**

Stoughton Area Resource Team, Inc. (START, Inc.) founded in 2002 serves families and individuals under the age of 55 who live in the Stoughton Area School District. START's mission is to be a "catalyst for change by partnering with area agencies to meet critical human needs of our neighbors through resource development, collaboration, advocacy and direct assistance." The START Program Coordinator provides housing case management,

housing counseling and financial assistance to families and individuals at-risk of becoming homeless.

**Stoughton United Ministries.....Dorothy Peterson, SUM Board President**
Stoughton United Ministries whose mission is to provide supportive services and transportation to persons at or near the poverty level and at risk of becoming homeless, is a program of the Stoughton United Methodist Church.

**Society of St. Vincent de Paul.....Ralph Middlecamp, Executive Director, 278-2920**
The Society of St. Vincent de Paul is a membership organization that serves the poor in Dane County. In Madison, the District Council operates Port St. Vincent de Paul (short-term and long term housing for single men) St. Elizabeth Ann Seton House (transitional housing for single women and women with children), a food pantry at the Client Services Center located at 1309 Culmen Street and five Thrift Stores located throughout Dane County.

**Tellurian UCAN.....Kevin Florek, President 222-7311 x 203**
Tellurian provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy and housing. Tellurian operates programs that provide housing and services to homeless or those at risk of becoming homeless. The SOS (Start on Success) Project provides intensive transitional housing and services to chronically homeless families. The THP (Transitional Housing Program) is a 20 bed Community Based Residential Facility for single men and women who are homeless and have a mental illness, a chemical dependence or both. The Community Intervention Team is a 10 member multi- disciplinary team providing assertive outreach and case management services to alcohol and other drug dependent clients, mentally ill clients, dually diagnosed clients and persons who are homeless due to mental illness and/or chemical dependency. The ReachOut project is an outreach program that supports the needs of homeless persons in the downtown area and is responsible for helping people who are homeless and mentally ill to find housing and treatment. Tellurian operates two permanent housing facilities for single adults with serious mental illness and/or chemical dependence who have previously been chronically homeless due to their disabilities. The Willy Street SRO is a 15 unit housing opportunity with a resident manager for persons who are homeless and who also have a serious and persistent mental illness and/or chemical dependency. Tellurian operates two additional group homes staffed 24 hours a day and serves people who are homeless and have serious and persistent mental illnesses.

**Tenant Resource Center (TRC).....Brenda Konkel, Executive Director, 257-0143**
The Tenant Resource Center is a non-profit organization that provides housing counseling, mediation and education. TRC is dedicated to promoting positive relations between rental housing consumers and providers throughout Wisconsin. By providing information about rental rights and responsibilities, and access to conflict resolution, TRC empowers the community to obtain and maintain quality affordable housing. In addition to their role as educator and advocate on tenants' issues, TRC contracts with Dane County to provide housing counseling at the Housing Help Desk located at the Job Center on Aberg Avenue.

**United Way of Dane County.....Leslie Ann Howard, Executive Director, 246-4350**
The mission of United Way of Dane County is to unite and focus the community to create measurable results in improving peoples' lives and strengthening the community. As part of their agenda for change, United Way is focusing efforts so that more affordable housing is available and there is a decrease in homelessness. United Way provides financial, volunteer and in-kind support, access to collaborative networks, management assistance and program expertise to create measurable, sustainable results in our community. The United Way is working to reduce the number of homeless families with minor children in Dane County by 50%

in five years.

**Veterans Assistance Foundation.....Colin Motin, President, 608/372-1282**
The Veterans Assistance Foundation is a nonprofit corporation established in 1994 to provide transitional housing programs for homeless veterans. The VAF operates two transitional housing programs in the State of Wisconsin, located at the VA Medical Center in Tomah (60 beds), and on the grounds of Central Wisconsin Center in Madison (7 beds). VAF is currently working on developing a third program located in Tomah and La Crosse. Their mission is to assist homeless or those veterans at risk of becoming homeless by providing a safe and secure environment through which they can access a wide array of services.

**WI Dept. of Administration, Division of Housing.....Lisa Marks, Director, 261-8159**
The Division of Housing provides housing assistance to benefit low- and moderate-income households. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies, helps develop state housing plans and policies, and provides training and technical assistance. The division channels federal and state housing funds to local authorities and organizations and administers federal and state funds for the homeless.

**WI Dept. of Public Instruction, Education for Homeless Children and Youth.....Lara Kain, Program Coord., 261-6322**
Children and youth experiencing homelessness, whether they are with or separated from their families, have a right to a free and appropriate public education. Wisconsin public school districts are required to comply with the McKinney-Vento Homeless Education Assistance Act, as amended by No Child Left Behind (NCLB), Title X, Part C. The Department of Public Instruction's EHCY Program provides direction for public school districts to ensure students experiencing homelessness have the same educational opportunities for academic success as is provided to other children and youth.

**WI Dept. of Veterans Affairs.....John Scocos, Secretary, 266-1311**
The Wisconsin Department of Veteran Affairs operates three (3) transitional housing facilities across the state (King, Ft McCoy, and Union Grove) that assist 70 homeless veterans per night.

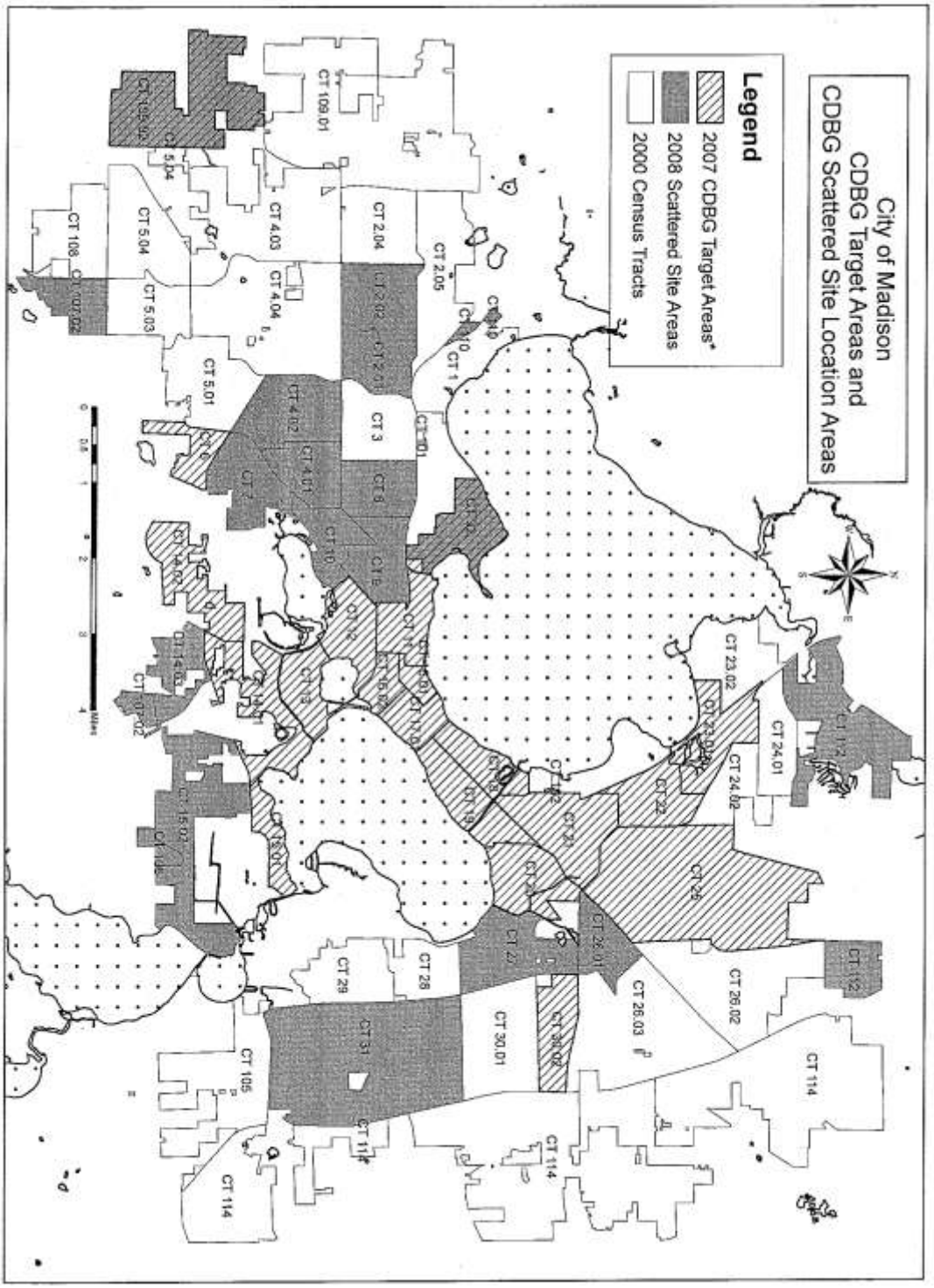
**Women in Transition.....Kathy Lemke, Executive Director, 244-2046**
Women in Transition (WIT) operates two housing facilities. The first is a 12-bed Community Based Residential Facility that serves single women with serious and persistent mental illness. The women are provided case management and share some house responsibilities. The second property is a four-unit apartment building with eight slots for single women with mental illness who are higher functioning than those residents in the communal living facility. Case management is also provided for the residents in the four-unit building.

**YWCA of Madison.....Rachel Krinsky, CEO, 257-1436**
The YWCA of Madison has provided housing for women for more than ninety years and is currently the largest provider of affordable housing for low-income women in Dane County. The YWCA has 82 units of affordable SRO housing and 12 one-bedroom apartments for single women. The YWCA operates two other housing programs in the Mifflin Street building: shelter for families which can accommodate up to 30-40 individuals and the Third Street Program for single women with one small child. The YWCA provides support services to residents and shelter guests. The YWCA staff provides a six-hour workshop, with follow-up case management, called Second Chance to help homeless people become independent and successful as tenants. In collaboration with The Road Home and local faith congregations, the

YWCA operates the Second Chance Apartment Project, which increases the availability of affordable housing with support services for families. The YWCA also provides services to homeless families through rapid re- housing scattered-site model with The Road Home and The Salvation Army. The YWCA is also involved in a number of job training efforts through the Empowerment Center.

**Youth Services of Southern Wisconsin .....Casey Behrend, Executive Director, 608-245-2550**

Youth Services of Southern Wisconsin, Inc. (YSOSW) is a community-based organization serving youth and their families in South Central Wisconsin. YSOSW operates the Briarpatch Runaway and Homeless Youth Program which provides services to runaway, homeless, and throwaway youth and their families. Services provided include counseling, case management, food, clothing, emergency shelter, and a 24 hour help-line. The agency also provides group counseling and case management services for young women (CHOICES); for gay, lesbian, bisexual, transgender and questioning teens (Teens Like Us); and for youth who provide educational information to their peers (TOP T.E.N.). YSOSW is licensed by the State of Wisconsin as a Child Placing Agency, and the organization licenses several short-term foster homes which provide emergency shelter for runaway and homeless youth. Since 2006, the agency has operated a federally funded street outreach program which provides informal counseling and case management services to youth residing or spending large amounts of time on the streets. The agency utilizes 75-100 volunteers annually to assist with service provision.


City of Madison
CDBG Target Areas and
CDBG Scattered Site Location Areas
Legend
2007 CDBG Target Areas*
2008 Scattered Site Areas
2000 Census Tracts
Miles
Map created by CDBG Office (JMK)
08/20/09
* 51% or of individuals have income of less than or equal to 80% of area median income.

# PROPOSED 2014 CDBG EXPENDITURES WORKSHEET

| Activity | Funds Available | Proposed 2014 Expenditures | Previous 2013 Year PI | Estimated 2014 Year PI | Percent | CAP |
|---|---|---|---|---|---|---|
| Administration Expenditures | | $656,461 | | $1,475,000 | 17.55% | 20% |
| Public Services Expenditures (excluding NRSA PI expenditures) | | $384,611 | $ 1,002,684 | | 14.78% | 15% |
| NRSA* PS Expenditures | | $ - | | | 0.00% | |
| Total PS Expenditures | | $384,611 | | | 14.78% | |
| Total Non-LMI Expenditures (Including admin/planning) | | $656,461 | | | | |
| Total LMI Expenditures (Including all Public Service Expenditures) | | $ 2,822,511 | | | 75.47% | **Must be >70%** |
| | | | | | | **[ 1 ]** 2 3 yrs** |
| Year's Grant Amount (estimated) | $1,600,041 | | | | | |
| Previous Yr(s) Carryover Funds (including any PI from previous yr on hand) | $664,719 | | | | | |
| Total Funds Available | $3,739,760 | | | | | |
| Total Allocated Funds | | $ 3,478,972 | | | | |
| Unallocated Amount | | $ 260,788 | | | 6.97% | **Must Be <10%** |
| Total Worksheet Funds | | $3,739,760 | | | 100.00 % | |

| TABLE 3B ANNUAL HOUSING COMPLETION GOALS - Program Year 2014 | | | | | |
|---|---|---|---|---|---|
| **ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)** | **Annual Expected Number Completed** | **Resources used during the period** | | | |
| | | **CDBG** | **HOME** | **ESG** | **HOPWA** |
| Acquisition of existing units | 16 | ☑ | ☑ | | ☐ |
| Production of new units | 1 | ☑ | ☑ | | ☐ |
| Rehabilitation of existing units | 0 | ☐ | ☐ | ☐ | ☐ |
| Rental Assistance | 300 | ☑ | ☑ | | ☐ |
| **Total Sec. 215 Rental Goals** | 317 | ☑ | ☑ | ☐ | ☐ |
| | | | | | |
| **ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)** | | | | | |
| Acquisition of existing units | 9 | ☑ | ☑ | | |
| Production of new units | 0 | ☑ | ☑ | | |
| Rehabilitation of existing units | 215 | ☑ | ☑ | | |
| Homebuyer Assistance | 76 | ☑ | ☑ | | ☐ |
| **Total Sec. 215 Owner Goals** | 300 | ☑ | ☑ | ☐ | ☐ |
| | | | | | |
| **ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)** | | | | | |
| Homeless | 4 | ☐ | ☑ | ☑ | ☐ |
| Non-Homeless | 8 | ☐ | ☑ | ☐ | ☐ |
| Special Needs | 11 | ☑ | ☑ | ☐ | ☐ |
| **Total Sec. 215 Affordable Housing** | 23 | ☑ | ☑ | ☑ | ☐ |
| **ANNUAL HOUSING GOALS** | | | | | |
| Annual Rental Housing Goal | 317 | ☑ | ☑ | ☐ | ☐ |
| Annual Owner Housing Goal | 300 | ☑ | ☑ | ☐ | ☐ |
| **Total Annual Housing Goal** | 617 | ☑ | ☑ | ☑ | ☐ |

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.