



**City of Madison**  
*Paul R. Soglin, Mayor*

**Department of Planning and  
Community & Economic Development**  
*Steven Cover, Director*

**Community Development Division**  
*Jim O'Keefe, Director*



# City of Madison, Wisconsin **Consolidated Plan**

for the period **January 1, 2015** through **December 31, 2019**

*The community development strategies that will guide Madison's use of the federal funds the City receives annually from the U. S. Department of Housing and Urban Development (HUD)*

## **City of Madison Community Development Division**

215 Martin Luther King, Jr. Blvd. ♦ Madison Municipal Building, Suite 225 ♦ PO Box 2627 ♦ Madison, Wisconsin 53701-2627  
(608) 266-6520 ♦ [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com) ♦ [www.cityofmadison.com/dpced/communitydevelopment](http://www.cityofmadison.com/dpced/communitydevelopment)



# 2015-2019 Consolidated Plan City of Madison, Wisconsin

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## *Acknowledgements*

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**PAUL R. SOGLIN**

Mayor, City of Madison

**STEVEN COVER**

Director, Department of Planning and Community & Economic Development

### COMMUNITY DEVELOPMENT DIVISION

**JIM O'KEEFE**, Division Director

**SUSAN MORRISON**, CD Grants Supervisor

**MARY CHARNITZ**, Grants Administrator

**TERESA COTHRINE**, Grants Administrator

**HELEN DIETZLER**, Administrative Clerk

**NANCY DUNGAN**, Grants Administrator

**HARDY GARRISON**, Systems & Finance Coordinator

**ANNE KENNY**, Community Development Aide

**MIKE MILLER**, Grants Administrator

**LINETTE RHODES**, Grants Administrator

**JULIE SPEARS**, Grants Administrator

**PEG STONESTREET**, Program Assistant

**SUE WALLINGER**, Grants Administrator

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

**JUSTIN MARKOFSKI**, Chair *(through 11/2014)*

**RUSS WHITESEL**, Vice-Chair *(through 11/2014)*

**DANIEL O'CALLAGHAN**, Chair *(11/2014 onward)*

**COLIN BOWDEN**, Vice-Chair *(11/2014 onward)*

Aldersperson **MAURICE CHEEKS**

**MONYA CHOUDHURY**

Aldersperson **LAUREN CNARE**

**JOE O'CONNELL**

Aldersperson **MATTHEW PHAIR**

**GREG ROSENBERG**

**BEN VAN PELT**

### COMMUNITY DEVELOPMENT AUTHORITY

**MATT WACHTER**, Housing Initiatives Specialist

This document is available online at:

[www.cityofmadison.com/cdbg/docs/2015-2019\\_ConPlan.pdf](http://www.cityofmadison.com/cdbg/docs/2015-2019_ConPlan.pdf)

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## Executive Summary

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### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

The City of Madison Community Development Division (CDD) receives federal formula funds annually from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to develop a five-year Consolidated Plan that articulates the community development goals on which it will focus these funds. The Plan covers the period January 1, 2015 through December 31, 2019. During this five-year period, the City anticipates it will receive the following Federal formula funds:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

In addition to the formula funds listed above, the City expects to administer U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant (EECBG) funds, and may also administer HUD Continuum of Care (CoC) funds, during the Plan timeframe.

These funds will be used to meet goals and objectives established and approved by the Division's CDBG Committee and the City of Madison Common Council. The Plan's goals and objectives were developed in consultation with citizens, nonprofit organizations, developers, businesses, funding partners, schools and other governmental bodies. Their overarching purpose is to support the development of viable communities with decent housing, suitable living environments and economic opportunities for the City's low- to moderate-income households.

The Community Development Division will pursue these goals and objectives by working with the nonprofit community, housing developers, neighborhood groups, associated businesses, stakeholders, labor union representatives, other local government entities, residents and partners. The Division will also work closely with several other City agencies to jointly plan, implement and evaluate the Plan's core activities.

#### Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The 2015-2019 Consolidated Plan includes the four goals outlined below, all targeting community needs related to affordable housing, economic development and employment, and strengthening neighborhoods.

Goal 1 - Affordable Housing: Provide decent, safe and sanitary affordable housing opportunities for low- and moderate-income households in order to enhance household, neighborhood and community stability.

- Objective 1.1, **Housing Supply**: Preserve, improve and expand the supply of affordable housing for homeowners and renters.
- Objective 1.2, **Housing Assistance**: Improve housing stability for homebuyers, renters, homeless and special needs populations.

Goal 2 - Economic Development & Employment Opportunities: Expand employment opportunities and enhance neighborhood vitality by supporting new and existing businesses.

- Objective 2.1, **Job Creation and Community Business Development**: Create jobs, particularly for under-represented individuals, by supporting new or expanding businesses.
- Objective 2.2, **Small Business Development**: Assist entrepreneurs, particularly those from populations that are under-represented, seeking to start or grow small businesses and micro-enterprises (as defined by HUD) that create jobs.
- Objective 2.3, **Adult Workforce Preparedness**: Provide needed support and opportunities to help individuals overcome barriers to gainful employment and achieve economic stability.

Goal 3 - Strong & Healthy Neighborhoods: Strengthen neighborhoods through strategic investments in physical assets and amenities like neighborhood centers, community gardens or other community facilities, as well as other planning and revitalization efforts.

- Objective 3.1, **Neighborhood Centers & Community Gardens**: Create, enhance, or sustain the development and operation of physical assets, such as neighborhood centers, community gardens or other physical amenities that help bring people of diverse backgrounds together, serve as neighborhood focal points, or help residents develop skills or take advantage of opportunities that will strengthen neighborhoods.
- Objective 3.2, **Capital Improvements for Community Organizations**: Create or improve safe, accessible, energy-efficient and well-maintained community and neighborhood facilities.
- Objective 3.3, **Neighborhood Revitalization Plans & Projects**: Help residents within designated neighborhoods identify, plan for and implement projects and activities that promise to enhance the quality of life for neighborhood residents.

Goal 4 - Program Administration: Administer the Community Development program to meet community needs and funder requirements by developing, guiding and managing activities that generate long-term impact and self-sufficiency.

The Plan's goals are based on assumptions about future funding levels. Because funding levels are subject to annual Congressional appropriations and changes in funding distribution formulas, the Plan's accomplishment projections and planned activities are subject to commensurate changes.

For details regarding specific outcomes associated with the goals and objectives listed above, refer to the Goals Summary at section SP-45 of this Strategic Plan.

## **Evaluation of past performance**

The City of Madison continually strives to improve its performance and that of its funded agencies. During the period 2010-2013, the Community Development Division made the following investments in the community to meet the goals and objectives outlined in the 2010-2014 Consolidated Plan:

- 2010: \$9.4 million
- 2011: \$7.6 million
- 2012: \$7.2 million
- 2013: \$8.5 million

CDBG, HOME and ESG funds were targeted primarily toward affordable housing, economic development, strengthening neighborhoods and increasing access to resources. The chart in Section SP-45 of this document shows the use of these funds in relation to each objective. For a more detailed summary of the City's evaluation of its past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPERs) can be viewed on the City's website at [www.cityofmadison.com/cdbg](http://www.cityofmadison.com/cdbg).

## **Summary of citizen participation process and consultation process**

The City's Community Development Division, in coordination with its CDBG Committee, developed the 2015-2019 Consolidated Plan with consultation from a diverse group of individuals and organizations. The City conducted nine focus group meetings between November 11, 2013 and January 16, 2014 to gather input regarding Madison's top community development needs. Citizen participation was also solicited through an electronic survey sent to over 700 email recipients, forwarded through a community listserve, and made available on the City of Madison's homepage, accessible via Dane County public library computers. Paper copies of the survey were distributed to libraries, public housing sites and homeless shelters. A total of 954 individuals responded to the survey. A summary of comments can be found in Appendix A.

During its development, the Plan was discussed at publicly-noticed CDBG Committee meetings where specific opportunity for public comment is always provided. The draft Plan was made available for review via electronic notification to a diverse array of citizens, agencies, developers, other funders and governmental bodies, and also posted on the Community Development Division's website. Paper copies were made available for review at all public libraries and City-funded neighborhood centers. A public hearing was held on November 14, 2013 to solicit public comment on needs, trends, and potential obstacles for 2015-2019. An additional public hearing to solicit input on the Draft 2015-2019 Consolidated Plan was held on October 9, 2014. Finally, the Plan was provided to the Common Council on December 2, 2014, where another opportunity for public comment was provided. All meeting locations were accessible to persons with disabilities and all meeting notices included information about how to request accommodation such as a translator or signing assistance.

## **Summary of public comments**

A summary of public comments received during the planning process is included in Appendix A (Citizen Participation).



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## The Process

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### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MADISON	Community Development Division
HOME Administrator	MADISON	Community Development Division
ESG Administrator	MADISON	Community Development Division

Table 1 – Responsible Agencies

#### Lead Agency

The City of Madison has designated its Community Development Division's Community Development Block Grant (CDBG) Office as the lead agency for administration of the CDBG, HOME and ESG programs. The City CDBG Committee serves as the lead policy body overseeing the development of the Consolidated Plan and related community development programs. The City works with numerous community-based organizations, partners, businesses and funders, as well as other City of Madison departments to plan, develop, implement and evaluate activities outlined in this Plan.

#### Consultation and Other Agency Involvement

The Community Development Division, in coordination with the CDBG Committee, developed the Consolidated Plan with consultation from diverse groups and organizations including nonprofit partners, housing developers, other funders and other governmental bodies. Throughout the process, a number of themes coalesced, which resulted in the development of the goals and objectives outlined in the Plan. Affordable housing for both renters and homeowners, economic development and employment opportunities, and strong and healthy neighborhoods were each identified as key current and emerging needs.

In addition, the need for continued coordination and collaboration with agencies, schools, local governments, and other funders was discussed. Detailed comments on consultation and other agency involvement is part of the synopsis of citizen comments in Appendix A of this document.

The City's Community Development Division regularly participates alongside and coordinates with local nonprofits, community service groups and funders. Community Development Division staff meet regularly with groups such as the Dane County Continuum of Care, Neighborhood Center Directors, and Home Buyers Round Table. In addition, staff participates in various City ad hoc committees, such as Community Gardens, Housing Strategy, Civil Rights, Urban Design and Planning, Economic Development and Community Services Committees – all in an effort to improve service delivery and initiate systematic improvements for low-income and underserved populations. Community Development Division staff also work regularly on housing-related issues with staff of the City's Community Development Authority (CDA).

## Consolidated Plan Public Contact Information

Susan Morrison, Community Development Grants Supervisor  
608-266-6520 / [smorrison@cityofmadison.com](mailto:smorrison@cityofmadison.com)

Mary Charnitz, Grants Administrator  
608-266-6520 / [mcharnitz@cityofmadison.com](mailto:mcharnitz@cityofmadison.com)

## PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

This section includes the consultation plan the City of Madison Community Development Division utilized to reach out to various community partners. Supplemental information is located in Appendix A.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The Community Development Division (CDD), in coordination with the CDBG Committee, developed the Consolidated Plan with consultation from a diverse array of groups and organizations. The City conducted nine focus group meetings to gather input on the top community development needs in Madison. Information from various sources was collected from November 11, 2013 to January 16, 2014. The meetings were held at various locations throughout the City, and all meeting locations were accessible to persons with disabilities.

Focus group attendees represented a breadth of interests and groups, including:

- Affordable housing providers
- After school programs
- City/County government
- Community gardens
- Economic development organizations
- Funding organizations
- Homeless shelters and providers
- Neighborhood Centers
- Persons experiencing homelessness
- Persons with disabilities
- Persons with mental illness
- Residents
- Seniors
- Veterans organizations

Focus group attendees had several ways to communicate their views on Madison's top community development needs: (1) verbally, as part of a group discussion about needs; (2) in written form by completing the worksheets distributed at the meetings; and (3) by phone or email to City staff following the meetings. One hundred and twenty-four individuals took part in at least one of the nine focus groups. A summary of the comments/findings from group participants can be found in Appendix A.



A few other examples of the City's activities intended to enhance coordination include the following:

- The chairs of the City's Community Development Authority, the Housing Strategy Committee and the CDBG Committee meet regularly to discuss the City's housing and community development programs and to coordinate regarding their implementation.
- CDD staff participates regularly in City/County Public Health Department brown bag forums that focus on community health improvement.
- Through membership on the Equity Team, CDD staff participates regularly in the citywide Racial Equity and Social Justice Initiative.
- CDD staff members serve on, and frequently lead, the City's multi-agency Neighborhood Resource Teams, which were established to enhance and improve the provision of City services to neighborhoods.
- CDD staff coordinates regularly with Dane County and area nonprofits in relation to a significant construction employment initiative designed to increase the number of women and people of color employed in the construction trades.
- As part of its work to affirmatively further fair housing, the CDD coordinates with City planning staff and local nonprofits to encourage non-traditional housing types; coordinates with the CDA in development of a Comprehensive Housing Strategy; and resists neighborhood opposition to affordable housing. A summary of actions to address identified impediments to fair housing choice is included in Appendix B.

The CDD also regularly participates alongside, and coordinates with, other funders such as United Way, Dane County and various community nonprofits. Staff from the CDD meets with several groups, including the Homeless Services Consortium, Third Sector Housing, Home Buyers Round Table, and various ad hoc City committees, such as Community Gardens, Housing, Civil Rights, Planning, Economic Development and Community Services. The goal is to improve delivery methods and initiate systematic improvements.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Madison is an active partner with the Dane County Continuum of Care (CoC), known locally as the Homeless Services Consortium (HSC). Together they assess the ongoing needs of homeless populations and those at risk of homelessness, and respond with new or expanded services and programs as resources become available. The City of Madison is the collaborative applicant for the annual CoC application to HUD, and also serves as the lead administrator for the CoC's data collection. The City also takes responsibility for staffing the HSC Board of Directors, which meets on a monthly basis to discuss homeless needs.

Through its membership in the Homeless Services Consortium, the City has implemented a number of recommendations from the *Community Plan to Prevent and End Homelessness in Dane County*. This plan was developed in collaboration with the City, County, United Way and HSC, and has served as a blueprint for ending homelessness in Madison and Dane County.

The City has long supported, and will continue to give preference to, projects that develop permanent supportive housing units that serve special needs populations. An example of this commitment is the City's Rethke Road permanent supportive housing project that is currently in the development phase. That project will provide 60 units of permanent supportive housing for homeless individuals. The City also uses General Purpose Revenue and Emergency Solutions Grants to fund outreach efforts that connect chronically homeless youth and adults with housing and services provided by CoC agencies.

These services include the following:

- Case management
- Daytime shelter
- Eviction prevention
- Job training
- Legal advocacy and medication
- Mental illness case management
- Rapid re-housing
- Sober living programs
- Transitional housing
- Fair housing

By supporting the Coordinated Entry intake process, the City is able to support the needs of vulnerable underserved populations such as veterans, youth and families. The City is the sole funder of Coordinated Entry in Dane County, and is working with the CoC to expand Coordinated Entry efforts, the goal of which is to move more individuals from homelessness to stable housing as quickly as possible.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

Dane County CoC has a Board of Directors that oversees several committees that guide the CoC's objectives, including Shelter Providers, Legislative, Performance and Program Evaluation, Data Collection and Funders Committees. In its role as partner in the CoC, the City of Madison ensures that City staff lead or have a representative on most of these committees. Through the committees, the City has been able to develop a set of written standards it uses when developing proposals for homeless facilities and services, and when awarding or administering ESG and other homeless related funds. HSC members are notified through an email distribution list of key CDBG Committee meetings where input is requested on City plans and performance.

Notifications regarding City funding processes are sent via e-mail distribution and newspaper advertisement. The City reviews written applications from those who apply for ESG and other homeless-related funds. The allocation and award process includes negotiation with the applicant regarding its performance goals, as well as CDBG Committee approval of the grant award and outcomes. Each written agreement includes a scope of service and standards for assessment of performance. Quarterly, the Performance Committee of the CoC reviews information from the HMIS to determine program effectiveness. As part of the HMIS process, the City facilitates the HMIS operations of the CoC through its representation on the HMIS Advisory Board. This role includes City staff participation in the development of funding policies and procedures related to administration of the HMIS system within Wisconsin. The City currently contributes approximately 2.5% of its annual ESG allocation and a portion of its State funding to the operation of the HMIS system.

Table 2, which follows, lists the agencies consulted during the development of the Plan.

Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

1	<b>Agency/Group/Organization</b>	Public Health Madison & Dane County
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/18/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
2	<b>Agency/Group/Organization</b>	Centro Hispano
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 1/15/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
3	<b>Agency/Group/Organization</b>	City of Madison Department of Civil Rights
	<b>Agency/Group/Organization Type</b>	Services-Employment Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

4	<b>Agency/Group/Organization</b>	Madison Gas & Electric
	<b>Agency/Group/Organization Type</b>	Civic Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 1/15/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
5	<b>Agency/Group/Organization</b>	YWCA of Madison Inc
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
6	<b>Agency/Group/Organization</b>	Madison Area Community Land Trust
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
7	<b>Agency/Group/Organization</b>	Independent Living Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

8	<b>Agency/Group/Organization</b>	Movin' Out Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
9	<b>Agency/Group/Organization</b>	Wisconsin Partnership for Housing Development
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
10	<b>Agency/Group/Organization</b>	Habitat for Humanity of Dane County Inc
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
11	<b>Agency/Group/Organization</b>	Dane County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

12	<b>Agency/Group/Organization</b>	Operation Fresh Start Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
13	<b>Agency/Group/Organization</b>	Housing Initiatives, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/12/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
14	<b>Agency/Group/Organization</b>	Madison Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

15	<b>Agency/Group/Organization</b>	Common Wealth Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
16	<b>Agency/Group/Organization</b>	The Road Home Dane County Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
17	<b>Agency/Group/Organization</b>	Bayview Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
18	<b>Agency/Group/Organization</b>	Wisconsin Youth and Family Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.



19	<b>Agency/Group/Organization</b>	Kennedy Heights Neighborhood Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
20	<b>Agency/Group/Organization</b>	East Madison Community Center Inc
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
21	<b>Agency/Group/Organization</b>	City of Madison Community Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
22	<b>Agency/Group/Organization</b>	Goodman Community Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

23	<b>Agency/Group/Organization</b>	Lussier Community Education Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
24	<b>Agency/Group/Organization</b>	City of Madison Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/18/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
25	<b>Agency/Group/Organization</b>	Madison Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/18/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

26	<b>Agency/Group/Organization</b>	City of Madison Mayor's Office
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/18/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
27	<b>Agency/Group/Organization</b>	City of Madison - Public Works Division - Metro Transit Unit
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/18/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
28	<b>Agency/Group/Organization</b>	Community Gardens Committee
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/03/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
29	<b>Agency/Group/Organization</b>	Community Action Coalition of So Central WI
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

30	<b>Agency/Group/Organization</b>	Cuna Mutual Foundation
	<b>Agency/Group/Organization Type</b>	Business Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 01/16/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
31	<b>Agency/Group/Organization</b>	Wisconsin Department of Administration- Division of Housing
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 01/16/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
32	<b>Agency/Group/Organization</b>	Dane County Executive's Office
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

33	<b>Agency/Group/Organization</b>	Madison Community Foundation
	<b>Agency/Group/Organization Type</b>	Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 01/16/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
34	<b>Agency/Group/Organization</b>	Forward Community Investments
	<b>Agency/Group/Organization Type</b>	Civic Leaders Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 01/16/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
35	<b>Agency/Group/Organization</b>	City of Madison Department of Planning & Community & Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 12/18/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
36	<b>Agency/Group/Organization</b>	Wisconsin Women's Business Initiative
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/21/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

37	<b>Agency/Group/Organization</b>	City of Madison Community Development Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency as part of numerous focus groups to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
38	<b>Agency/Group/Organization</b>	Capital Area Regional Planning Commission
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 01/16/14 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.
39	<b>Agency/Group/Organization</b>	Madison/Dane County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing PHA Services-homeless Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency, Group or Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with the agency 11/05/13 to collect comments on needs/trends/priorities for City of Madison. Will forward consolidated plan to agency to continue discussion for improved performance.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting.**

As part of the Consolidated Plan process, the City of Madison undertook significant outreach and consultation with a diverse array of for-profit and nonprofit agencies in an effort to maximize contributions to the Plan’s needs, priorities and strategies.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	City of Madison Community Development Division	Five-Year Plan to End Homelessness in Dane County: The goals of the Strategic Plan are closely coordinated with the goals of the CoC. CDD is an applicant and is the administering agency for CoC and Emergency Solutions Grant, in addition to City's CDBG and HOME allocations.
Fair Housing Equity Assessment	Capital Area Regional Planning Commission	Actions to address issues identified in the FHEA are incorporated into the Action Plan.
Analysis of Impediments to Fair Housing Choice	City of Madison	Actions to address impediments identified in the AI are incorporated in the Action Plan. (See Appendix B.)
City of Madison Housing Strategy	Community Development Authority of the City of Madison	Housing-related issues are addressed as part of the Plan's "Affordable Housing" goal.
Economic Development Strategy	City of Madison Economic Development Division	Economic development issues are addressed as part of the Plan's "Economic Development & Employment Opportunities" goal.
2014 Neighborhood Center Study	City of Madison Community Development Division	Neighborhood Centers are addressed as part of the Plan's "Strong & Healthy Neighborhoods" goal.
Race to Equity	Wisconsin Council on Children and Families	Under-resourced and disconnected neighborhoods are addressed as part of the Plan's "Strong & Healthy Neighborhoods" goal. Workforce challenges are addressed as part of the Plan's "Economic Development & Employment Opportunities" goal.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Madison CDD works closely with State of Wisconsin Division of Housing, Capital Area Regional Planning Commission, and the City of Madison Community Development Authority. The CDD also coordinates with the Dane County CoC in developing applications to the State for ESG funds.



With support from Dane County, the City is currently in the process of developing a 60-unit permanent supportive housing project that will serve homeless individuals. The project is being closely coordinated with Dane County staff, as well as nonprofit service providers. The City is considering the development of similar projects over the next five years.

Madison Mayor Paul Soglin recently announced his intention to fund an affordable housing initiative, utilizing \$4.25 million in local dollars, to increase the potential for affordable housing project to secure Wisconsin Housing and Economic Development Authority (WHEDA) low-income housing tax credits. As part of this initiative, the City will also be coordinating with Dane County to develop additional units of permanent supportive housing for homeless individuals and families.

These are just a few examples of the ways the City cooperates and coordinates with other public entities to accomplish its community development program.

## **PR-15 Citizen Participation**

### **Summarize citizen participation process and how it impacted goal-setting.**

The City of Madison Community Development Division conducted two public hearings and collected information from a survey sent to residents and stakeholders to gather input on the top community development needs in Madison.

On a regular and ongoing basis, the City's CDBG Committee serves as the main citizen participation resource for the community development process. The Committee meets monthly and regularly provides time within each meeting 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 solicit feedback about future and emerging needs within the community. On November 14, 2013, a public hearing was held to collect preliminary information on community development needs. This meeting was advertised in community newspapers and through email distribution lists. A summary of the comments/findings from attendees can be found in Appendix A. The draft Consolidated Plan was presented at a second public hearing in the fall of 2014. Comments from that public hearing are similarly addressed in Appendix A.

A survey was created to collect information on community needs from residents and stakeholders who did not participate in the focus groups. The electronic survey was sent out to over 700 email recipients and forwarded through community listservs, such as LaSup (Latino Support Group), Home Buyers Round Table, and the Homeless Services Consortium. For two weeks, the survey was also available on the City of Madison homepage, accessible via public computers located in Dane County public libraries. Copies of the survey were also distributed to libraries, public housing sites and homeless shelters. To accommodate individuals without computer access, Dane County libraries collected hand-written surveys. A total of 954 individuals responded to the survey questions. A summary of received comments can be found in Appendix A.

The Community Development Division initiated several efforts to broaden the outreach and participation of various community groups. In an effort to gather additional input, the draft Consolidated Plan was made available for review at an array of public libraries and neighborhood centers. CDD used the following processes to receive input on the Consolidated Plan process as the draft report was introduced:

- Posted the draft Plan on the Division website. CDD operates an extensive website at [www.cityofmadison.com/cdbg](http://www.cityofmadison.com/cdbg). The site includes a means to directly comment on any aspect of the Plan.
- Advertised via community newspapers, and specific homeless, housing and business email distribution lists, regarding public hearings on the draft Plan.
- Sent the draft Plan to the Neighborhood Resource Teams as part of a strategy to gather input from underserved communities.
- Continued to seek feedback from community partners, residents and local organizations regarding needs the City should be addressing with HUD funding.

The complete Citizen Participation Plan for the City of Madison Community Development Division can be found in Appendix A.

#### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Non-targeted / broad community	Notices were placed in the Wisconsin State Journal, Capital Hues, Madison Times, and La Comunidad, notifying citizens of the public hearings. Dates of publication include: 10/28/2013, 11/14/2013, 9/15/2014, 9/18/14, 9/25/2014, and 10/09/2014.	See Appendix A.		
Internet Outreach	Non-targeted / broad community	<p>Emails were sent to approximately 400 individuals soliciting their comments and inviting their participation at the public hearings.</p> <p>Two public hearing announcements were posted on City of Madison website, and added to the site's Calendar of Events.</p>	See Appendix A.		
Public Hearing	Non-targeted / broad community	The first of two public hearings was held on 11/14/13.	See Appendix A.		<a href="https://madison.legistar.com/View.ashx?M=A&amp;ID=227101&amp;GUID=5D636454-3E63-4B06-8642-1BE7B56F6D46">https://madison.legistar.com/View.ashx?M=A&amp;ID=227101&amp;GUID=5D636454-3E63-4B06-8642-1BE7B56F6D46</a>
		The second of two public hearings was held on 10/09/14.			<a href="https://madison.legistar.com/View.ashx?M=A&amp;ID=341882&amp;GUID=C9A20F9D-AD85-4B14-BAD1-13452E65C223">https://madison.legistar.com/View.ashx?M=A&amp;ID=341882&amp;GUID=C9A20F9D-AD85-4B14-BAD1-13452E65C223</a>

Table 4 – Citizen Participation Outreach

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# Needs Assessment

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## NA-05 Overview

### Needs Assessment Overview

The City of Madison's housing needs revolve primarily around the high cost of housing and need for additional affordable housing. While housing quality, race, and non-housing factors play a role in the city's housing needs, housing cost burden is by far the leading challenge in the market. Moreover, the limited supply and rising cost of housing makes challenges like homelessness and racial inequity in housing even more difficult to address.

Economic development and employment needs associated with this Plan relate primarily to the need to enhance neighborhood vitality. This need is addressed through support for additional employment opportunities and support for new and existing businesses.

Neighborhood needs associated with this Plan relate primarily to strengthening and enhancing the health of neighborhoods. This need is addressed through support for strategic investments in community assets and amenities, as well as other planning and revitalization efforts.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The City of Madison's housing needs are overwhelmingly driven by a mismatch between income and housing cost, resulting in high levels of housing cost burden. Housing cost burden is particularly prevalent among non-family renter households with incomes below 30% of AMI.

Among owners, there are significantly higher numbers of cost burdened and severely cost burdened households and higher incomes than lower incomes because homeownership rates are higher among households with higher incomes. There appear to be higher instances among elderly owners than elderly renters.

After cost burden, the next largest challenge facing the housing market is overcrowding. In the rental market, this is most common in single-family households with incomes below 30% AMI. By contrast, in the ownership market, it is most common among single-family households with incomes between 50% and 80% of AMI.

The 2010 Census shows Madison has a population of 233,209 individuals and 102,516 households.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	208,061	231,783	11%
Households	89,267	99,512	11%
Median Income	\$41,941	\$54,093	29%

**Table 5 - Housing Needs Assessment Demographics**

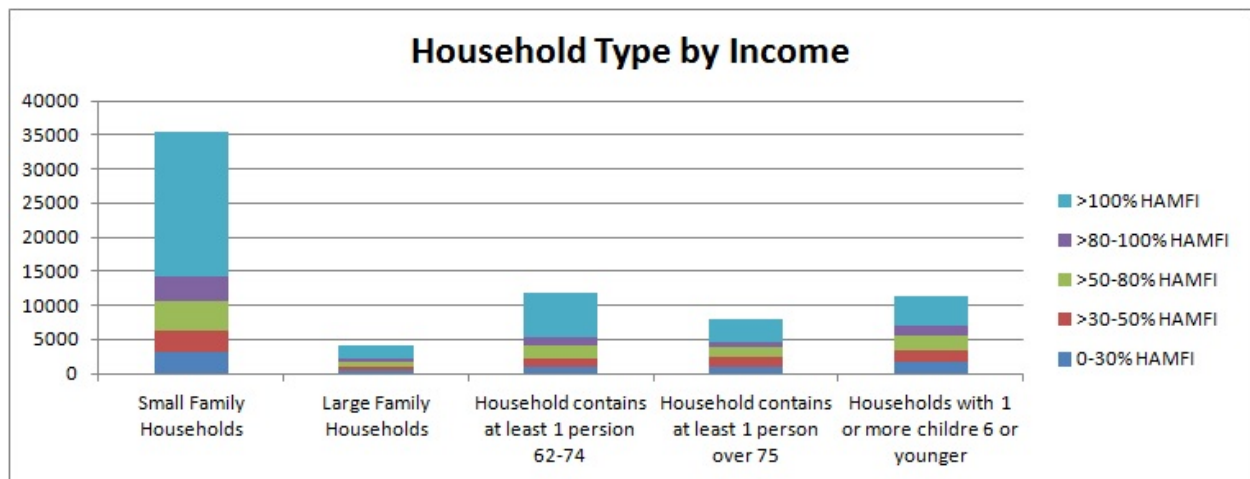
**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year).  
Above table (provided by HUD) does not include 2010 Population and Household figures.

Number of Households	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	16,870	11,775	16,610	10,715	43,540
Small Family Households *	3,205	3,135	4,310	3,675	21,155
Large Family Households *	535	485	685	515	1,775
Household contains at least one person 62-74 years of age	1,095	1,040	1,940	1,170	6,490
Household contains at least one person age 75 or older	860	1,505	1,400	920	3,185
Households with one or more children 6 years old or younger *	1,745	1,640	2,130	1,590	4,315

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

Data Source: 2006-2010 CHAS



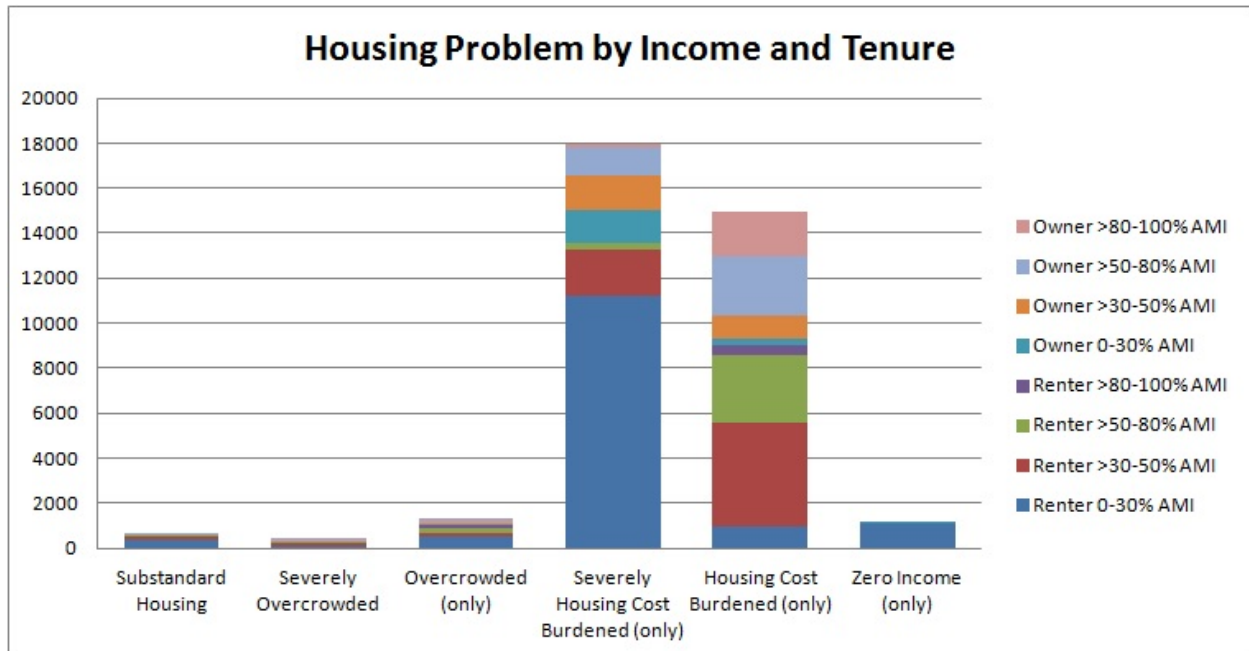
**Household Type by Income**

### Housing Needs Summary Tables

Housing Problems 1/2 <i>(households with one of the listed needs)</i>	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	335	150	80	30	595	10	4	15	0	29
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	150	60	0	285	0	45	4	10	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	545	120	205	180	1,050	40	70	150	25	285
Housing cost burden greater than 50% of income (and none of the above problems)	11,205	2,060	265	55	13,585	1,410	1,555	1,230	155	4,350
Housing cost burden greater than 30% of income (and none of the above problems)	965	4,600	3,045	400	9,010	280	1,045	2,670	1,975	5,970
Zero/negative Income (and none of the above problems)	1,075	0	0	0	1,075	120	0	0	0	120

**Table 7 – Housing Problems Table # 1**

Data Source: 2006-2010 CHAS

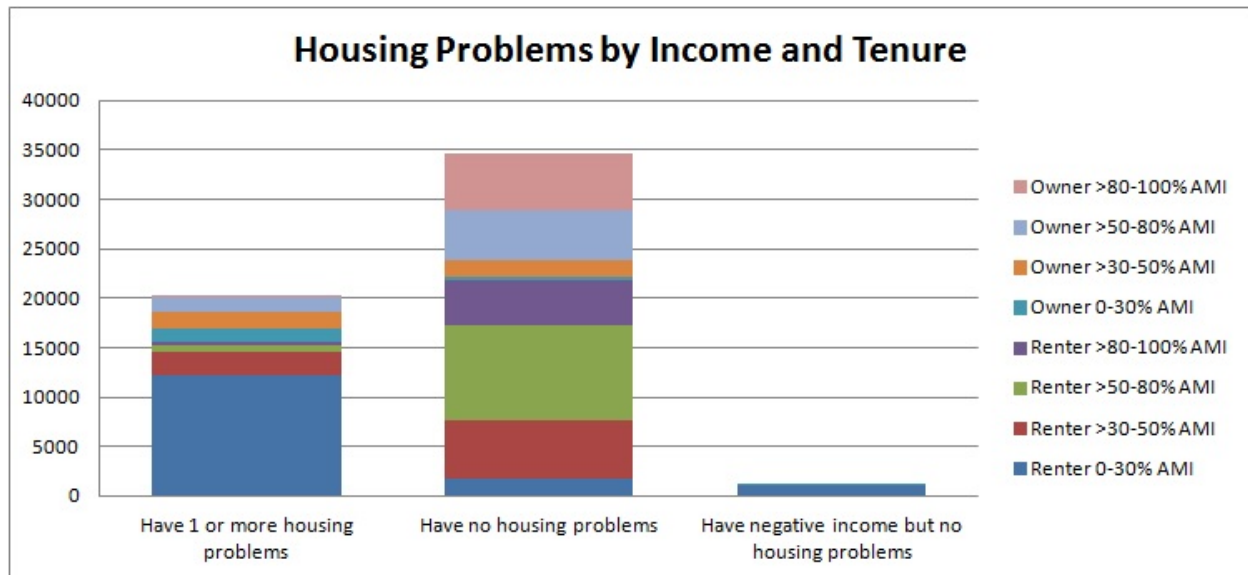


**Housing Problem by Income and Tenure # 1**

Housing Problems 2/2 (households with one or more Severe Housing Problems)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	12,160	2,480	605	265	15,510	1,465	1,675	1,400	190	4,730
Having none of four housing problems	1,745	5,955	9,490	4,600	21,790	310	1,665	5,115	5,665	12,755
Household has negative income, but none of the other housing problems	1,075	0	0	0	1,075	120	0	0	0	120
Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)										

**Table 8 – Housing Problems Table # 2**

Data Source: 2006-2010 CHAS

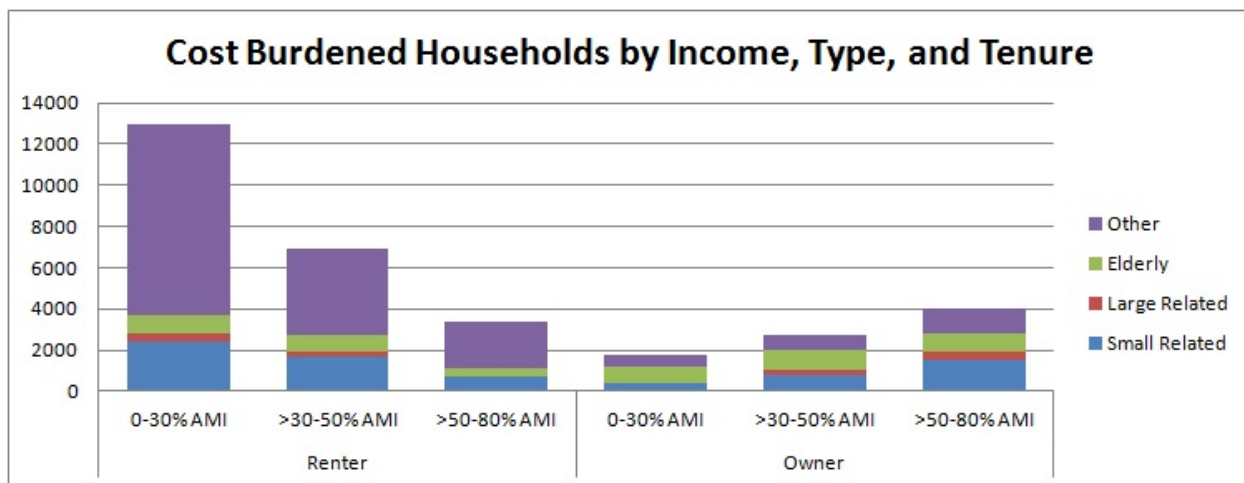


**Housing Problem by Income and Tenure # 2**

Cost Burden > 30%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,400	1,715	690	4,805	370	830	1,505	2,705
Large Related	440	185	30	655	45	210	385	640
Elderly	895	850	375	2,120	750	980	940	2,670
Other	9,245	4,175	2,310	15,730	585	690	1,175	2,450
Total need by income	12,980	6,925	3,405	23,310	1,750	2,710	4,005	8,465

**Table 9 – Cost Burden > 30%**

Data Source: 2006-2010 CHAS

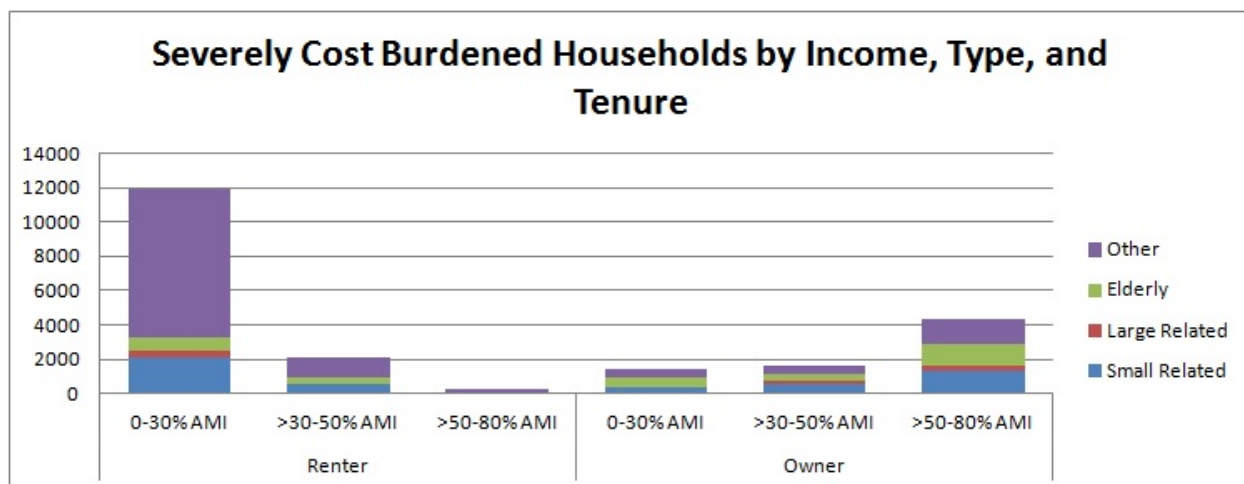


**Cost Burden by Income, Type, and Tenure**

Cost Burden > 50%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,125	530	15	2,670	340	615	435	1,390
Large Related	370	50	0	420	35	180	40	255
Elderly	770	355	35	1,160	570	370	315	1,255
Other	8,605	1,225	220	10,050	515	505	455	1,475
Total need by income	11,870	2,160	270	14,300	1,460	1,670	1,245	4,375

**Table 10 – Cost Burden > 50%**

Data Source: 2006-2010 CHAS



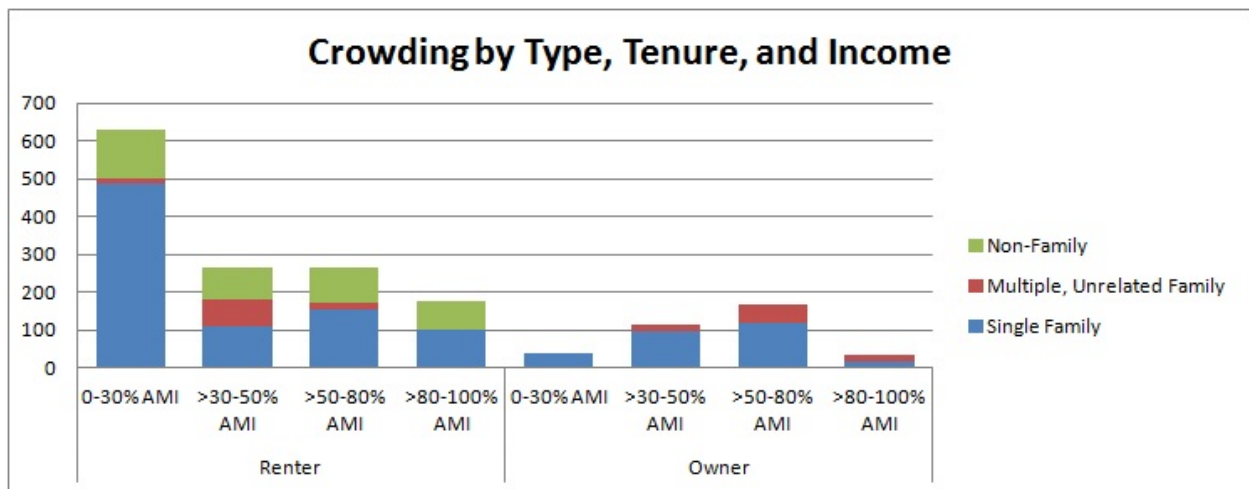
**Severe Cost Burden by Income, Type, and Tenure**



Crowding (more than one person per room)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	485	110	155	100	850	40	95	120	14	269
Multiple, unrelated family households	15	70	15	0	100	0	20	49	20	89
Other, non-family households	130	85	95	75	385	0	0	0	0	0
Total need by income	630	265	265	175	1,335	40	115	169	34	358

Table 11 – Crowding Information – 1/2

Data Source: 2006-2010 CHAS



Crowding by Income, Type, and Tenure

Describe the number and type of single person households in need of housing assistance.

Figures from 2009-2012 ACS data show that 36.9% of City of Madison households are single-person households. The same data shows that 27.1% of owner households are single-person households and that 46.7% of renter households are single-person households. More than half of all City of Madison renter households are housing cost burdened. Approximately 30% of City of Madison homeowners are housing cost burdened.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of Madison does not have an accurate estimate of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common problem is housing cost burden, particularly severe housing cost burden (paying over 50% of household income in housing costs).

**Are any populations/household types more affected than others by these problems?**

Housing cost burden is particularly prevalent among extremely low-income (under 30% of AMI) and renter households.

**Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Low-income persons who are at risk of homelessness are assisted through partnerships between the City and nonprofits to provide financial assistance in the form of rent in arrears and supportive services. These services include mediation with landlords, housing counseling, and in some cases, security deposits and help with identifying new housing units. Persons eligible for this assistance have had an eviction notice and a history of homelessness in the past three years, or have one of the following barriers: no income, no diploma or equivalent, on probation or parole, physical or mental disability, AODA issues, 5 or more members in the household, pregnancy, aging out of foster care (up to 24 years of age), or history of domestic violence in the past three years. The City contracts with Community Action Coalition and Porchlight to provide these services using federal ESG funds and state Homeless Prevention Program funds.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Madison considers households with severe housing cost burden (housing costs over 50% of household income) to be at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Persons who have the same characteristics that qualify them to receive homeless prevention assistance described above.

**NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

The City of Madison housing market is predominantly composed of White households, with small but significant Black, Asian, and Hispanic populations. It should be noted that some populations, particularly American Indian, Alaskan Native, and Pacific Islander populations, are very small and therefore difficult to measure given the margins of error in the CHAS data. In general, the data in this section should be used to illustrate trends, rather than used as an absolute measure.

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,490	970	1,185
White	10,975	790	525
Black / African American	1,970	45	130
Asian	1,460	60	395
American Indian, Alaska Native	24	10	0
Pacific Islander	0	0	0
Hispanic	695	15	55

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,425	2,490	0
White	7,775	2,050	0
Black / African American	640	215	0
Asian	375	95	0
American Indian, Alaska Native	20	24	0
Pacific Islander	0	0	0
Hispanic	450	110	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,460	10,190	0
White	6,095	8,195	0
Black / African American	280	655	0
Asian	540	435	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	375	725	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

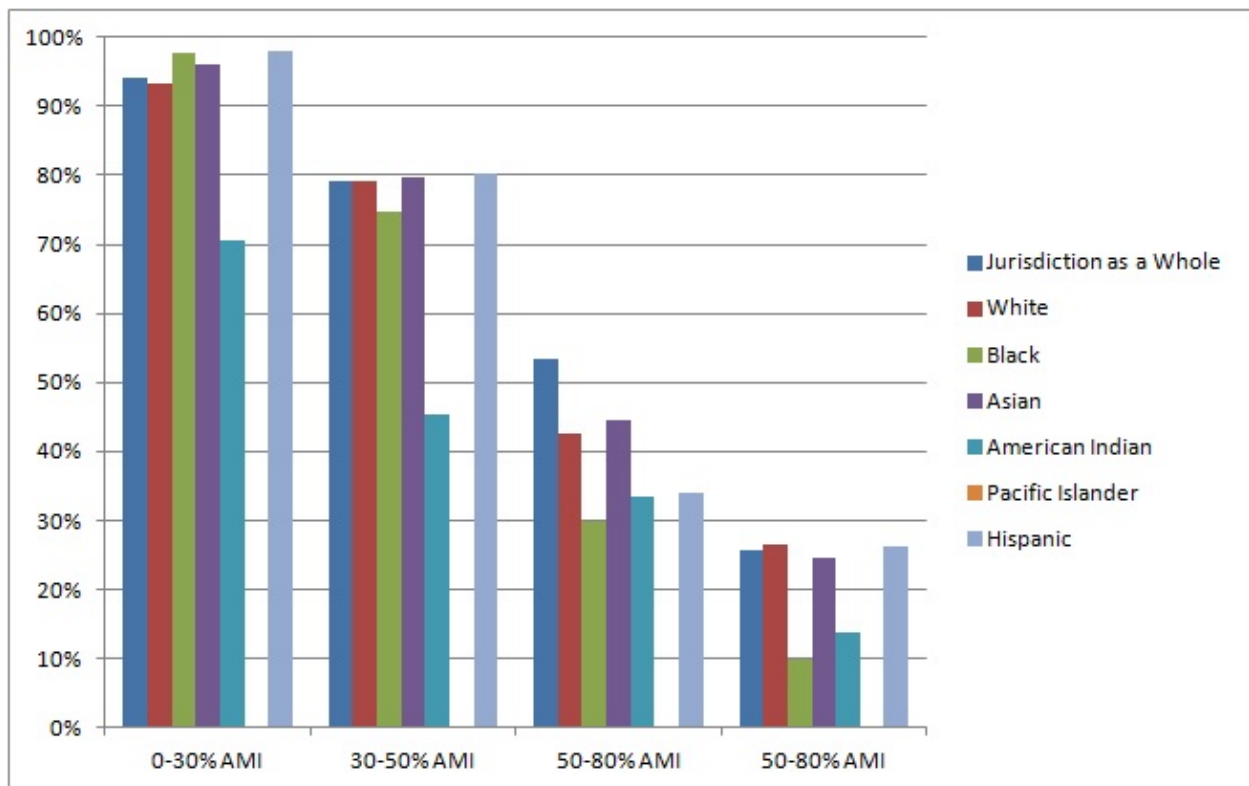
**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,975	8,570	0
White	2,635	7,340	0
Black / African American	40	370	0
Asian	105	325	0
American Indian, Alaska Native	4	25	0
Pacific Islander	0	0	0
Hispanic	160	450	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



**Housing Problems by Race**

According to the CHAS data, race and ethnicity appear to influence housing opportunities, particularly as income increases.

For households with incomes under 50% of AMI, the vast majority of households have one or more housing problems, regardless of race or ethnicity. However, for households with incomes above 50% of AMI, African

American households have significantly lower rates of housing problems than White, Asian, or Hispanic households.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

The City of Madison housing market is predominantly composed of White households, with small but significant Black, Asian, and Hispanic populations. It should be noted that some populations, particularly American Indian, Alaskan Native, and Pacific Islander populations, are very small and therefore difficult to measure given the margins of error in the CHAS data. In general, the data in this section should be used to illustrate trends, rather than used as an absolute measure.

**0%-30% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,010	2,450	1,185
White	9,980	1,780	525
Black / African American	1,690	325	130
Asian	1,310	210	395
American Indian, Alaska Native	24	10	0
Pacific Islander	0	0	0
Hispanic	630	80	55

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,995	7,920	0
White	3,255	6,575	0
Black / African American	275	575	0
Asian	185	280	0
American Indian, Alaska Native	0	44	0
Pacific Islander	0	0	0
Hispanic	260	300	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,955	15,695	0
White	1,390	12,900	0
Black / African American	110	825	0
Asian	290	685	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	155	945	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

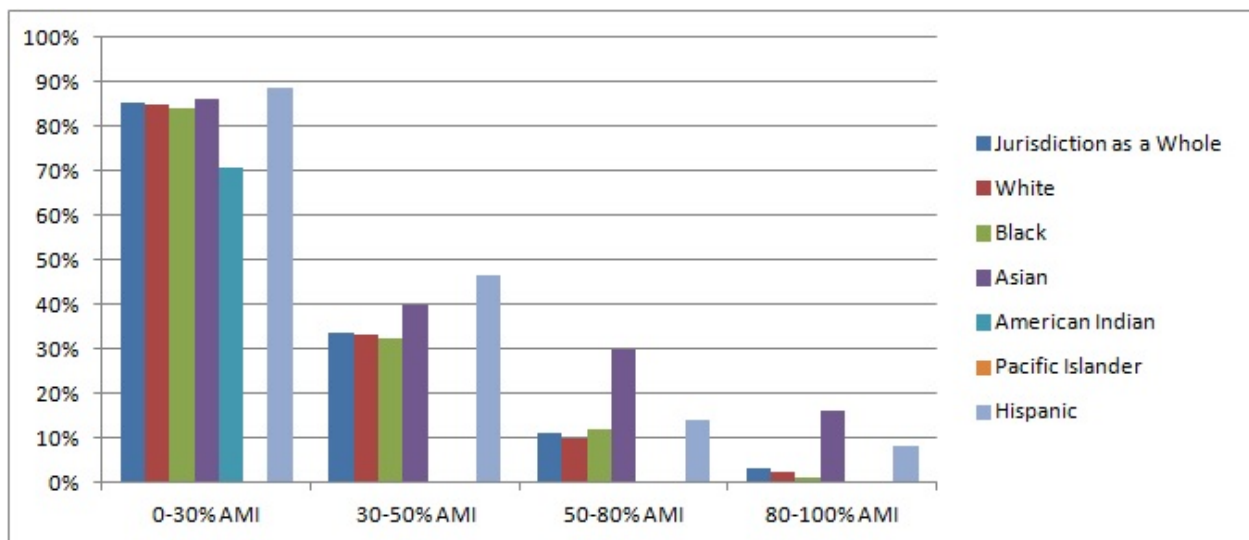
**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	11,190	0
White	230	9,745	0
Black / African American	4	405	0
Asian	70	360	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	50	560	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



According to the CHAS data, race and ethnicity appear to influence housing opportunities, particularly as income increases.

For households with incomes under 30% of AMI, the vast majority of households have one or more severe housing problems, regardless of race or ethnicity. However, for households with incomes above 30% of AMI, Asian and Hispanic households have significantly higher rates of severe housing problems.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

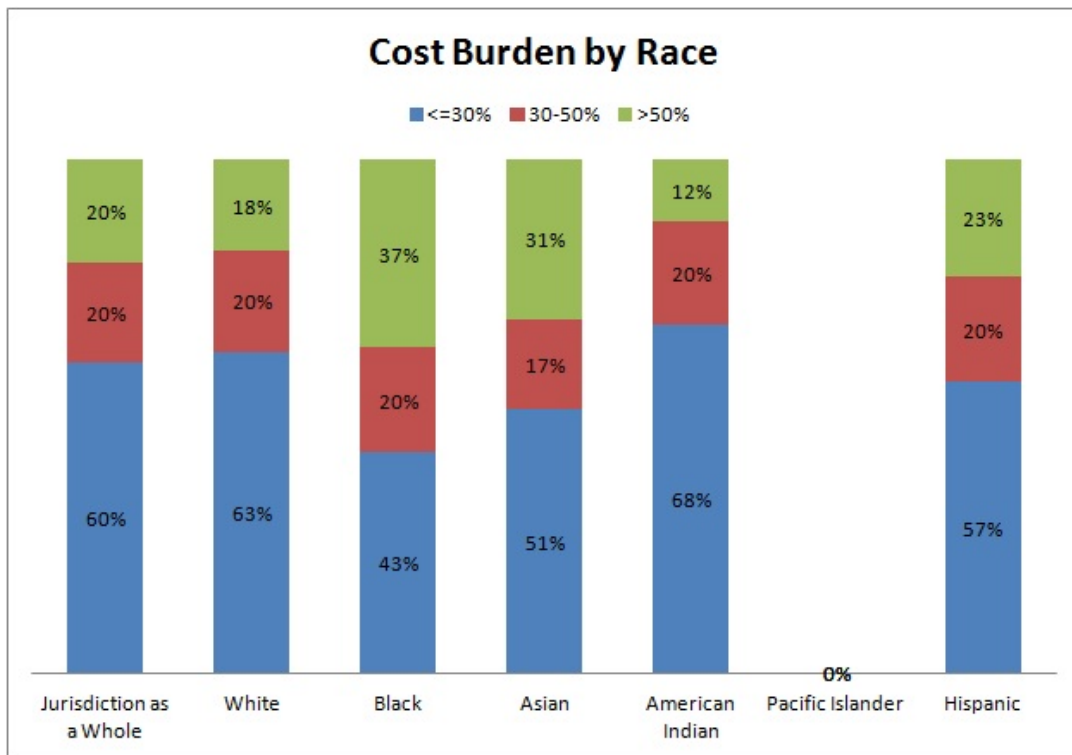
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

The City of Madison has concentrations of persons of color in both the north and south regions of the city, which roughly correspond with areas of high concentrations of housing cost burden.

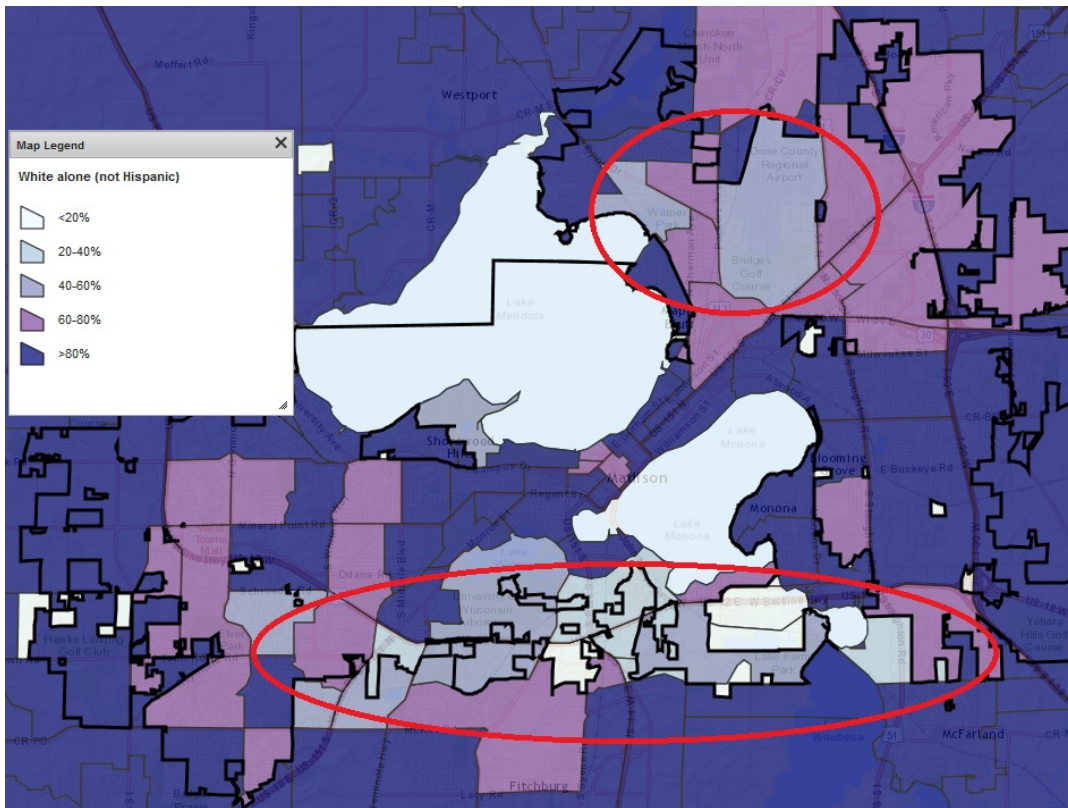
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	57,720	18,705	19,035	1,220
White	50,190	15,650	14,325	525
Black / African American	2,150	1,025	1,835	130
Asian	2,590	880	1,565	430
American Indian, Alaska Native	135	40	24	0
Pacific Islander	0	0	0	0
Hispanic	2,110	755	850	55

Table 20 – Greater Need: Housing Cost Burdens AMI

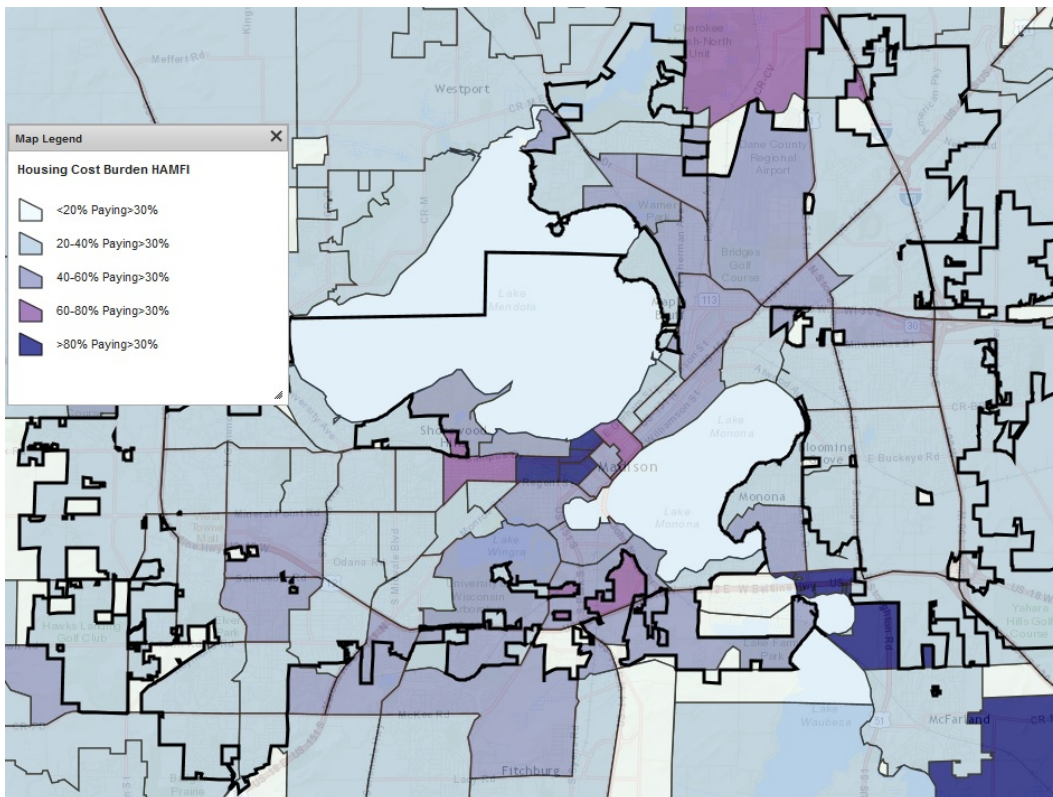
Data Source: 2006-2010 CHAS







**Concentrations of Non-White Populations Map**



**Housing Cost Burden Map**



**Discussion:**

According to the CHAS data, race and ethnicity appear to influence housing cost burden.

Black, Asian, and Hispanic households all have significantly higher rates of cost burden and severe cost burden than White households. Black households in particular have extremely high levels of housing cost burden, with over 50% of households affected.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Asian and Hispanic households continue to have relatively high levels of housing problems, regardless of income.

Black households have relatively low levels of housing problems when compared to their peers by income, but they have significantly higher levels of housing cost burden when viewed as a whole.

**If they have needs not identified above, what are those needs?**

Not applicable.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Populations of color are concentrated in the northern and southern parts of the city, which correspond to concentrations of housing cost burden.

## NA-35 Public Housing – 91.205(b)

The Community Development Authority of the City of Madison (CDA) is considered a High Performing Public Housing Authority serving a variety of populations, including elderly, disabled, homeless, veteran, and family populations.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	678	1,571	74	1,394	28	53	0

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	14,106	13,587	11,925	13,780	9,578	8,735	
Average length of stay	0	0	6	6	0	7	0	0	
Average Household size	0	0	1	2	2	2	1	3	
# Homeless at admission	0	0	1	13	0	6	0	7	
# of Elderly Program Participants (>62)	0	0	171	228	8	212	4	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	276	631	18	581	18	6
# of Families requesting accessibility features	0	0	678	1,571	74	1,394	28	53
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	352	659	21	595	20	13	0
Black/African American	0	0	256	861	48	757	7	39	0
Asian	0	0	65	42	5	35	0	0	0
American Indian/Alaska Native	0	0	4	8	0	6	1	1	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Table 23 – Race of Public Housing Residents by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	36	42	4	34	1	3	0
Not Hispanic	0	0	642	1,529	70	1,360	27	50	0

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** PIC (PIH Information Center)

### Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

The CDA is able to meet the current Section 504 needs of its Public Housing participants with the accessible units it has available. Voucher holders who need accessible units have been able to find what they need in the private sector. No vouchers have been returned due to the lack of available accessible units. The Wait Lists of each approximate the current program need.

### Most immediate needs of residents of Public Housing and Housing Choice voucher holders:

The most immediate needs of Public Housing and Voucher Holders are supplemental income, medical and mental health services, and support. The majority of participants are in the extremely low-income category and need a variety of services and support systems.

### How do these needs compare to the housing needs of the population at large?

These needs would be greater than those of the population at large, but similar to those of other populations in the extremely low-income category.

## NA-40 Homeless Needs Assessment – 91.205(c)

The City of Madison takes the lead role in collecting and analyzing data on homeless persons served by the Madison/Dane County CoC agencies. In 2013, 3,370 people were reported to have been served at least one night by a shelter program in Dane County. The 2013 *Annual Report on Homeless Served in Dane County* offers a snapshot of the homeless and at-risk populations served by area homeless service providers. The report seeks only to provide a demographic description of the people served by area shelter programs, as well as other background information about these services. It does not attempt to analyze or otherwise explain the conditions of Dane County's homeless population, or the factors contributing to their situations; nor does it account for other persons who might confront similar housing issues, but who have not been served in 2013 by shelter programs within Dane County. However, data is collected from nonprofits that provide homeless prevention services, which quantifies the number of people who are at risk of homelessness.

The number of homeless people served by area service providers has fluctuated over the years. The 2013 total of 3,370 individuals represents a slight reduction from the 3,382 reported served in 2012, but is higher than the numbers reported in 2010 (3,136) and 2011 (3,079). The number of individuals who are identified as at-risk increased to 2,954 in 2013 from 2,953 in 2012.

Of the 3,370 people served in 2013, 1,529 were members of families (a total of 473 families with 946 children under 18 years of age); 1,304 were single men; 497 were single women; and 36 were unaccompanied youth under the age of 18. Two couples without children were also served. Compared to 2012, the number of single men and women being served declined by 110; however, that reduction was more than offset by an increase in service to families. There were no known policy changes instituted in 2013 in area shelters that might account for this apparent shift in populations served.

While agencies and funders collect specific information regarding individuals receiving shelter and services, little is known about the number or needs of those in Dane County who are not served by area shelters (i.e., those in need who do not seek assistance). While there are some persons who sleep in outdoor locations or in vehicles, there are many more that live temporarily with friends and relatives in overcrowded apartments or homes. Given these limitations, it is difficult to develop a complete and accurate estimate of the number of people in Dane County who do not have stable, permanent housing.

One attempt to compile information useful in making such estimates is a twice-annual Point in Time (PIT) survey conducted in July and January. The PIT survey seeks to account for all homeless individuals, both sheltered and unsheltered, on the days the survey is conducted. It is worth noting that the two most recent PIT surveys showed increases in the number of unsheltered persons compared to the previous year. Eighty-seven unsheltered persons were counted in January of 2013, ten more than in January 2012, and 185 were counted in July 2012, 13 more than a year earlier.

## Homeless Needs Assessment

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children	107	3	110
1a. Number of Persons in these Families	358	9	367
2. Number of Households - Families with Only Children	0	3	3
2a. Number of Persons in these Families	0	3	3
3. Number of Households - Adults without Dependent Children	373	87	460
3a. Number of Single Adults	374	87	461
Total Number of Persons	732	99	831

Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	91	55	146
b. Severely Mentally Ill	160	14	174
c. Chronic Substance Abuse	82	3	85
d. Veterans - Male	55	3	58
e. Veterans - Female	2	1	3
f. Persons with HIV/AIDS	0	0	0
g. Victims of Domestic Abuse	116	2	118
h. Total Under Age 18	224	9	233
i. Total Age 18-24	55	18	73
j. Total Over Age 24	447	71	518
k. Households w/ One Child	74	1	75
l. Multi-Child Households	284	7	291

Table 25 - January 30, 2013 PIT Data

<b>Part 1. Homeless Population</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
1. Number of Households - Families with Dependent Children	106	1	107
1a. Number of Persons in these Families	336	2	338
2. Number of Households - Families with Only Children	0	1	1
2a. Number of Persons in these Families	0	2	2
3. Number of Households - Adults without Dependent Children	347	87	434
3a. Number of Single Adults	347	90	437
Total Number of Persons	683	94	777

<b>Part 2. Homeless Subpopulations</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	102	37	139
b. Severely Mentally Ill	197	38	235
c. Chronic Substance Abuse	102	33	135
d. Veterans - Male	50	11	61
e. Veterans - Female	1	0	1
f. Persons with HIV/AIDS	1	1	2
g. Victims of Domestic Abuse	8	5	13
h. Total Under Age 18	200	1	201
i. Total Age 18-24	63	5	68
j. Total Over Age 24	420	88	508
k. Identify as LGBT	7	1	8
l. Aged Out of Foster Care	1	1	2

**Table 26 - January 29, 2014 PIT Data**

The City of Madison has no rural homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Not applicable.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There were 1,224 households at risk of homelessness in 2013: 628 single adults and 596 families with children. In 7% of these households, a veteran is head of household.

**Describe the nature and extent of homelessness by racial and ethnic group.**

The homeless population is largely non-white. This is especially true for homeless families with children, where 79% are non-white. For homeless single women and men, the percentage of non-white is 61% and 46%, respectively. Of the 3,370 individuals sheltered in 2013, 72% were non-white, and 5% were Hispanic/Latino.

**Describe the nature and extent of unsheltered and sheltered homelessness.**

The Point In Time survey is the best source of information on unsheltered persons. When comparing the 1/2014 PIT with 1/2013 PIT for sheltered and unsheltered, the data shows:

- The number of individuals in families with children has decreased slightly for those sheltered and those unsheltered (1 less family sheltered and 2 fewer families unsheltered);
- The number of single adults decreased (27 fewer sheltered and 3 fewer unsheltered); and
- The number of unaccompanied youth and minor parents continues to be very low on the night of the PIT, as the tendency for youth is to “couch surf,” which is not included in HUD’s definition of homelessness.

There was a total of 62 veterans identified; 51 veterans were sheltered, while 11 veterans were unsheltered.

The number of homeless persons identified as chronically homeless was lower in 2013 than the previous year. However, the number of persons with mental health and alcohol/drug abuse issues increased.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

The City of Madison places a high priority on the development and maintenance of permanent housing that serves non-homeless people with special needs. The City helps identify and fund projects that provide on-site or specific service linkages to other agencies and services that benefit local residents.

The City has regularly supported several groups that work with special populations to promote the development of affordable rental housing (such as Housing Initiatives for those accessing mental health services and Independent Living for seniors) and homeownership (such as Movin’ Out for persons with disabilities). HOME and CDBG funds will be used to fund these activities.

The City requires that a portion of any housing project assistance be targeted toward the development of housing units accessible to persons with disabilities.

The City does not make specific set-asides for housing to serve persons with special needs, but considers such housing proposals and their service linkages as part of the planning and funding processes described elsewhere in this Plan.



**Describe the characteristics of special needs populations in your community:**

The 2010 census stated that 22,383 people (or 9.6% of the Madison population) were 65 and over. Seventeen percent of the population over 60 years of age was 85 and older, a commonly used measure for “frail” elderly.

According to the American Community Survey, the 2012 national average for adults age 18 to 64 with at least one disability was 10.1%. This compares to 6.7% for residents of the City of Madison. The breakdown by type of disability in the City of Madison was as follows:

- Sensory: 1,815
- Vision: 2,150
- Cognitive: 5,066
- Ambulatory: 5,343
- Self Care: 2,066
- Independent Living: 3,342

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Local service delivery systems in Wisconsin rely on State funding to County governments that lead human services for these populations. In some cases, the City of Madison has provided supplemental support for services such as the development of housing for people with special needs. It has done this in coordination with nonprofit organizations such as Movin’ Out and Housing Initiatives.

The City’s CDBG Office has assisted organizations that provide supportive permanent housing in the City of Madison, including Goodwill Industries, Housing Initiatives, Porchlight, Tellurian and the YWCA of Madison. Additional information about these resources can be found in the City’s Annual Homeless Reports, available on the City’s website at [www.cityofmadison.com/cdbg](http://www.cityofmadison.com/cdbg).

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

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Wisconsin Department of Health Services reported that between 1983 and 2013 there were 820 reported cases of HIV disease and 341 cases of AIDS in Dane County. In 2013, there were 423 current cases of HIV and 405 current cases of AIDS. These accounted for 12% of the documented AIDS cases in Wisconsin.

The Madison AIDS Network provides case management and support services to affected individuals and their families. Client income data indicates the 73% of clients have incomes less than 200% of the federal poverty level, with 55% of clients at or below 100% of poverty. Madison AIDS Network reports that many of its clients find themselves in repeated housing crises as they continue to be unable to access Section 8 housing, or are adversely affected by tremendous decreases in their financial resources and limited affordable and safe options for housing. The agency also states that individuals express fear and uncertainty in attempting to access traditional housing services, as they have concerns about confidentiality and discrimination.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### **Describe the jurisdiction's need for Public Facilities:**

The City's primary public facility needs are associated with its goal of supporting strong and healthy neighborhoods. In order to address those needs, the City has established three related objectives:

- Create, enhance, or sustain the development and operation of physical assets, such as neighborhood centers, community gardens, or other physical amenities that help bring people of diverse backgrounds together, serve as neighborhood focal points, or help residents develop skills or take advantage of opportunities that will strengthen neighborhoods.
- Create or improve safe, accessible, energy-efficient, and well-maintained community and neighborhood facilities.
- Help residents within designated neighborhoods identify, plan for, and implement projects and activities that promise to enhance the quality of life for neighborhood residents.

### **How were these needs determined?**

These needs were determined as part of a comprehensive planning process during 2013 and 2014 that included significant public involvement.

### **Describe the jurisdiction's need for Public Improvements:**

The City's primary public improvements are funded outside of the HUD-related funding processes administered through its Community Development Division and CDBG Office. City Planning, Engineering, Parks, and Water Utility are the lead agencies for public improvements.

### **How were these needs determined?**

Needs are determined through ongoing comprehensive planning and budgeting processes.

### **Describe the jurisdiction's need for Public Services:**

City of Madison public services are provided by a variety of agencies. The City of Madison Community Development Division and CDBG Office address the need for specific public services to low-income persons by providing funding for housing assistance and adult workforce preparedness.

### **How were these needs determined?**

These needs were determined as part of a comprehensive planning process during 2013 and 2014 that included significant public involvement.

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## Housing Market Analysis

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### MA-05 Overview

#### Housing Market Analysis Overview:

Madison's low-income population faces a large and persistent problem of a lack of affordable housing that results in high levels of housing cost burden and, at the extreme, homelessness. This lack of affordable housing has recently been exacerbated by historically low vacancies in the rental market, new landlord-tenant laws, and a tightened lending market, all of which make it harder for low-income households to participate in the Madison housing market.

The challenges to affordability can be summarized as:

- Strong demand for housing as a result of low unemployment and high median wages keeps housing prices relatively high.
- Continued household growth of 1%-2% (roughly 1,900 net new households/year) through the recession (2007-2012).
- Household growth was split between a large influx of higher-income households (>\$75,000) and a modest influx of very low-income households (<\$40,000) with a shrinking middle.
- New construction of housing dropped below the rate of household growth from 2007-2012.
- This has resulted in historically low vacancy and rising rental prices, pushing low-income renters out of the market and preventing homeless households from moving up.
- New rental construction has been focused on meeting the demand from higher-income households and federal funding to subsidize housing for homeless, low-income rental, and low-income ownership has been steadily declining.
- Construction and land costs in our market make the creation of new units too expensive for low-income households without providing subsidies to developers.
- For homeless individuals with the additional challenge of mental health, addiction, or disabilities, Dane County's homeless housing and service system is already at capacity and does not have the breadth of options to serve all parts of this population.
- Tightened lending standards and historically high levels of student debt have made homeownership less accessible for low-income households.

Recently, there has been a boom in multifamily rental construction, but it has not yet resulted in a significant relief in vacancy rates or rent prices, which continue to pose challenges to our low-income residents. The creation of new units affordable to low-income households continues to be a challenge that requires the coordination of multiple government agencies and programs to effectively fill the gaps in the housing market.

### MA-10 Number of Housing Units – 91.210(a)&(b)(2)

The Madison housing market is defined by its large but minority portion of single-family owner occupied housing, and its smaller but significant portion of multifamily rental housing. The ownership market has begun to recover from the 2007 recession, though house values have not returned to their 2006 peak. After a five-year lull in construction, the rental market has seen a boom in market rate apartment construction, but vacancy rates

remain at a historic low of 2%. This low vacancy rate and competition from higher income renters put additional pressure on low-income renter households.

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	46,255	43%
1-unit, attached structure	6,957	6%
2-4 units	13,349	12%
5-19 units	16,744	16%
20 or more units	23,500	22%
Mobile Home, boat, RV, van, etc	793	1%
<b>Total</b>	<b>107,598</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2006-2010 ACS

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	55	0%	3,247	7%
1 bedroom	1,640	3%	15,539	32%
2 bedrooms	10,739	21%	20,215	42%
3 or more bedrooms	38,678	76%	9,399	19%
<b>Total</b>	<b>51,112</b>	<b>100%</b>	<b>48,400</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2006-2010 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

- 311 Shelter
- 276 Transitional
- 783 Permanent Supportive Housing
- 3,305 Family
- 2,061 Elderly/ Disabled
- 169 Special Needs
- 5,535 Total

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No designated affordable units are expected to be lost in the near term.

**Does the availability of housing units meet the needs of the population?**

Given the low levels of rental vacancy and high levels of housing cost burden, the housing supply is not meeting the needs of the population.

**Describe the need for specific types of housing:**

The Madison market is in particular need of rental housing available to households at or below 80% of AMI, particularly households below 50% of AMI, as shown by the high levels of housing cost burden.

**MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)**

Madison's housing market faces a large and persistent problem of a lack of affordable housing that results in high levels of housing cost burden and, at the extreme, homelessness. This lack of affordable housing has recently been exacerbated by historically low vacancies in the rental market, new landlord-tenant laws that favor landlords, and a tightened lending market, all of which make it harder for low-income households to participate in the Madison housing market.

The challenges to affordability can be summarized as:

- Household growth continued at 1%-2% (roughly 1,900 net new households/year) through the recession (2007-2012).
- Household growth was split between a large influx of higher-income households (>\$75,000) and a modest influx of very low-income households (<\$40,000) with a shrinking middle.
- New construction and development of housing dropped below the rate of household growth from 2007-2012.
- This has resulted in historically low vacancy and rising rental prices, pushing low-income renters out of the market and preventing homeless households from moving up.
- New rental construction has been focused on meeting the demand from higher-income households and federal funding to subsidize housing for homeless, low-income rental, and low-income ownership has been steadily declining.
- Construction and land costs in our market make the creation of new units too expensive for low-income households without providing subsidies to developers.
- For homeless individuals with the additional challenge of mental health, addiction, or disabilities, Dane County's homeless housing and service system is already at capacity and does not have the breadth of options to serve all parts of this population.
- Tightened lending standards and historically high levels of student debt have made homeownership less accessible for low-income households.

**Cost of Housing**

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2010</b>	<b>% Change</b>
Median Home Value	137,700	219,600	59%
Median Contract Rent	602	791	31%

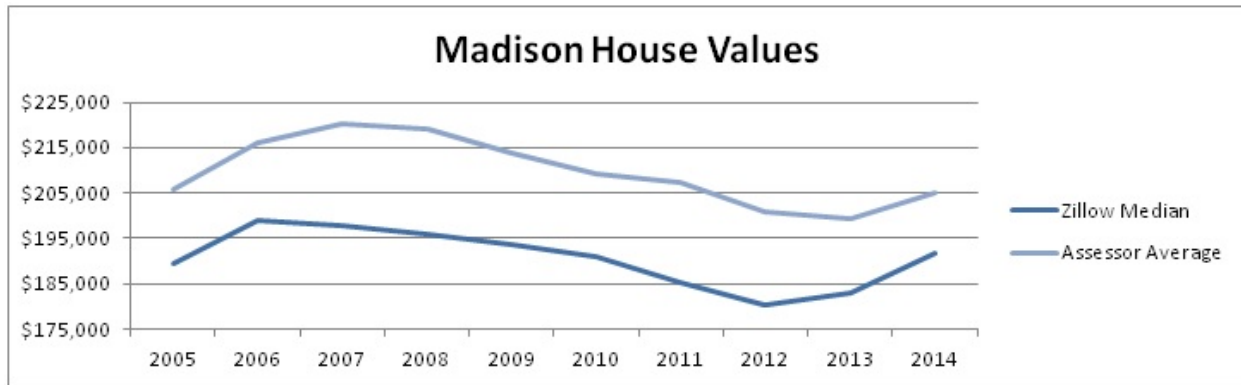
**Table 29 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

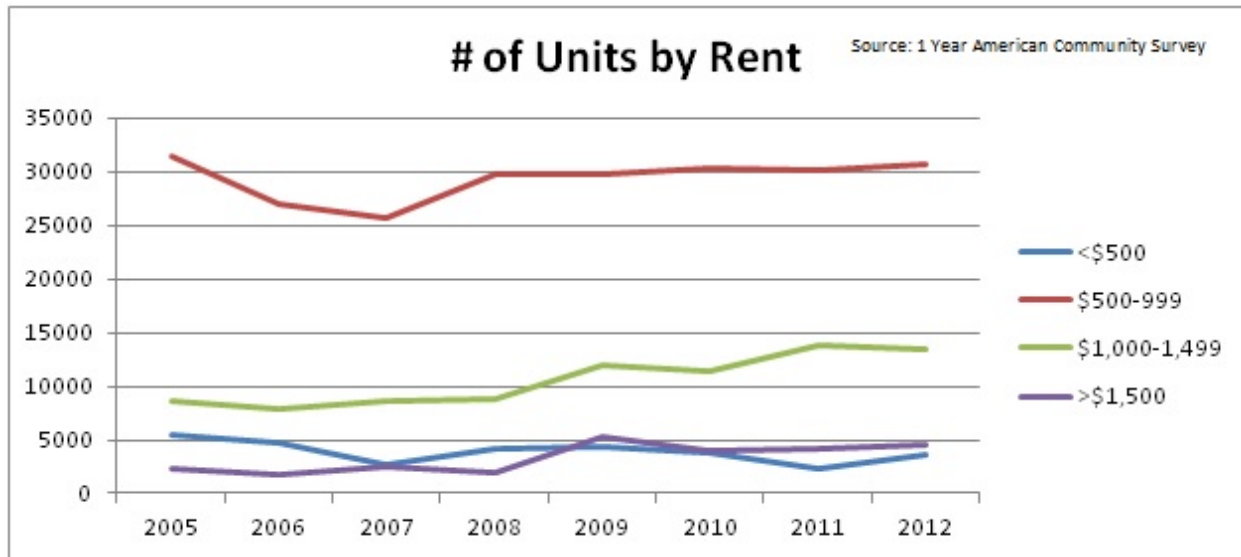
Rent Paid	Number	%
Less than \$500	5,308	11.0%
\$500-999	31,998	66.1%
\$1,000-1,499	8,380	17.3%
\$1,500-1,999	1,858	3.8%
\$2,000 or more	856	1.8%
<b>Total</b>	<b>48,400</b>	<b>100.0%</b>

Table 30 - Rent Paid

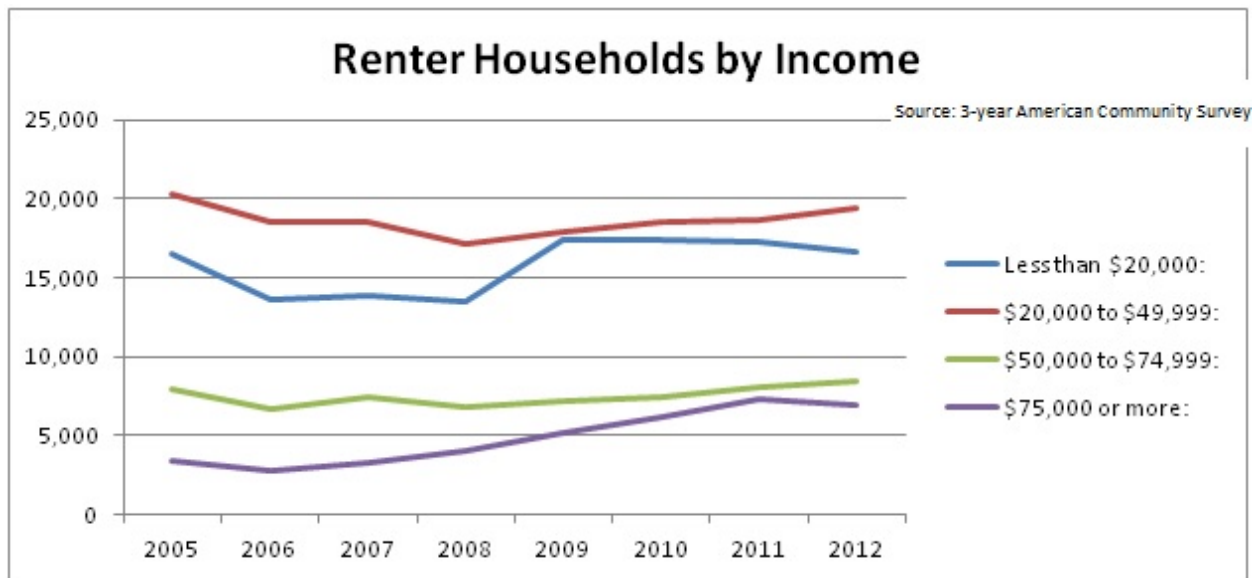
Data Source: 2006-2010 ACS



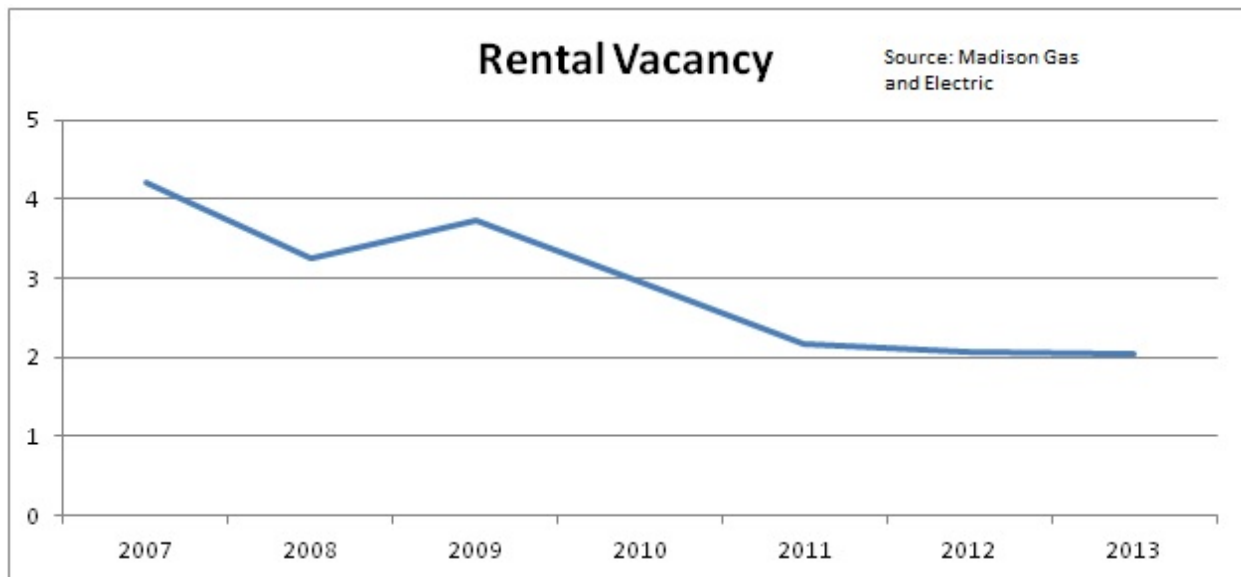
House Values



Rents Over Time



Renter Household by Income



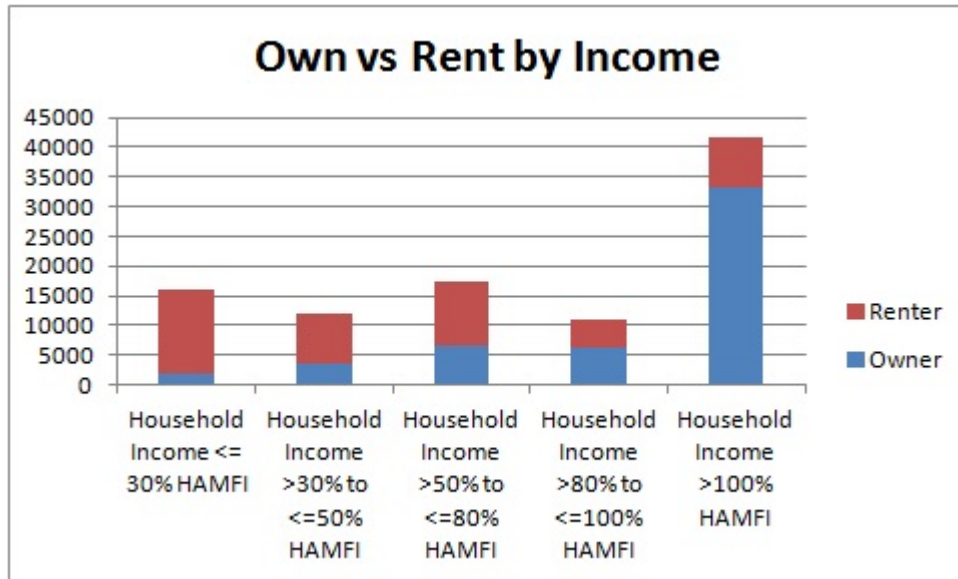
Rental Vacancy

#### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,430	No Data
50% HAMFI	13,380	1,000
80% HAMFI	33,190	7,370
100% HAMFI	No Data	14,870
<b>Total</b>	<b>49,000</b>	<b>23,240</b>

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS



Own vs Rent by Income

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	614	734	889	1,226	1,366
High HOME Rent	614	752	889	1,226	1,427
Low HOME Rent	614	752	889	1,078	1,202

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

No. Low-income renters in particular have seen very little increase in affordable supply, while at the same time demand has increased. This problem is exacerbated by historically low vacancy rates and increased competition for units from higher-income renters, placing additional pressure on the rental market.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Affordability is likely to decrease in the rental market in the short term due to historically low vacancy rates and increased competition for units from higher-income renters, placing additional pressure on the rental market.

Affordability in the ownership market has increased over the last five years as housing prices have dropped along with interest rates, significantly reducing the PITI on a median home. Prices and interest rates have begun to rise moderately, but ownership remains relatively affordable.



**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Local rent data is presented in Table 32. Historically low vacancy rates and increased competition from higher-income renters is currently placing additional pressure on the rental housing market, with the likely result of driving up area median rents.

**MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

In general, the physical condition of Madison's housing stock is adequate. The condition that is most common (especially among rental units) is housing cost burden, which is a function of incomes and price rather than physical condition.

**Definitions**

"Substandard condition" is defined as any property that fails to comply with minimum housing standards outlined in Chapter 27 of the Madison General Ordinances.

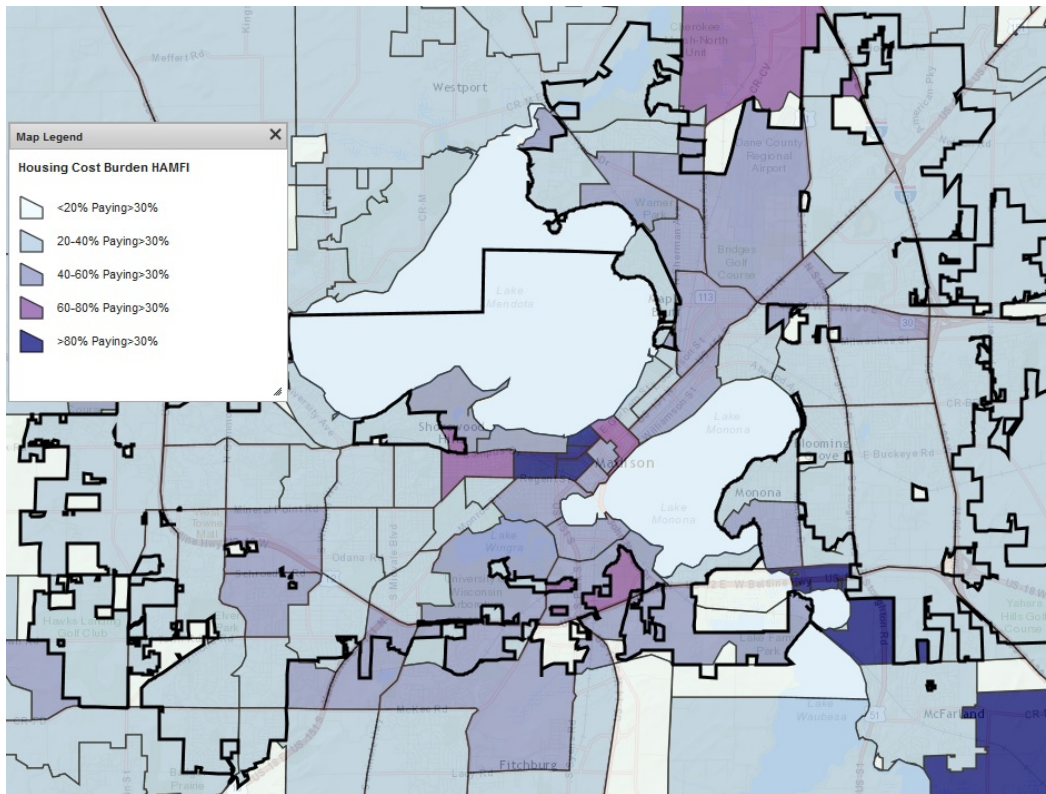
"Substandard condition but suitable for rehabilitation" is defined as any property that fails to comply with minimum housing standards outlined in Chapter 27 of the Madison General Ordinances, but that is not in such poor condition that the cost of rehabilitation exceeds 50% of the value of the assessed improvements.

**Condition of Units**

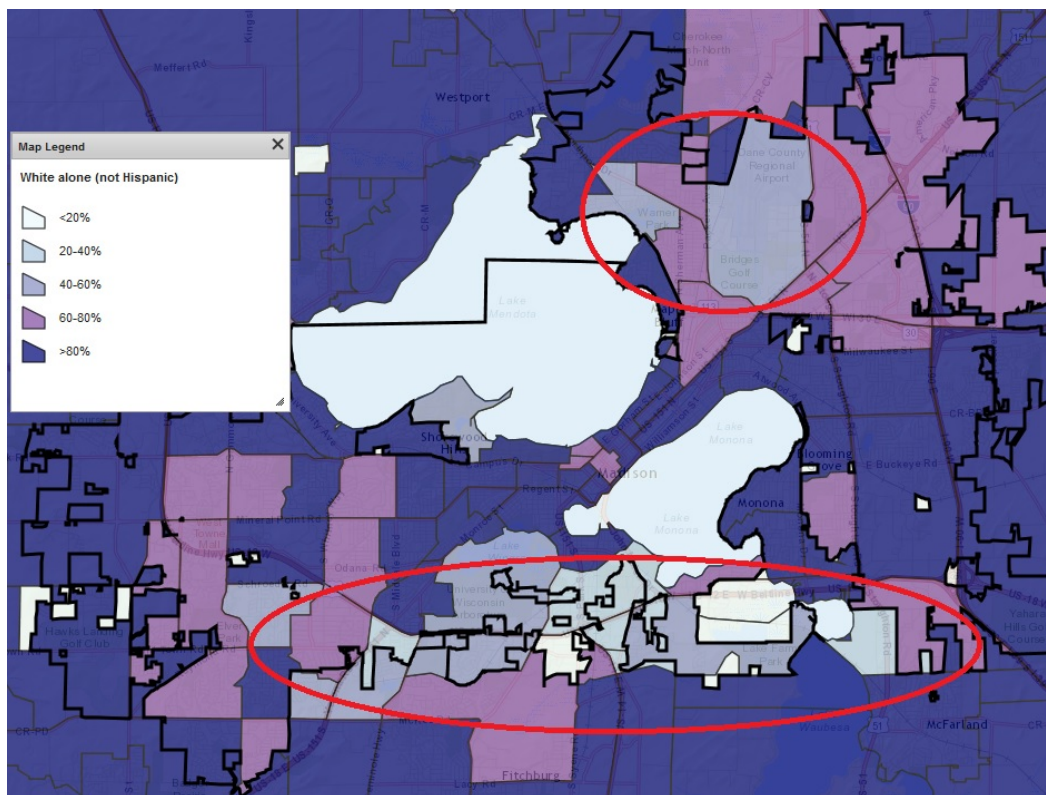
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,255	28%	23,734	49%
With two selected Conditions	294	1%	1,241	3%
With three selected Conditions	16	0%	33	0%
With four selected Conditions	0	0%	14	0%
No selected Conditions	36,547	72%	23,378	48%
<b>Total</b>	<b>51,112</b>	<b>101%</b>	<b>48,400</b>	<b>100%</b>

**Table 33 - Condition of Units**

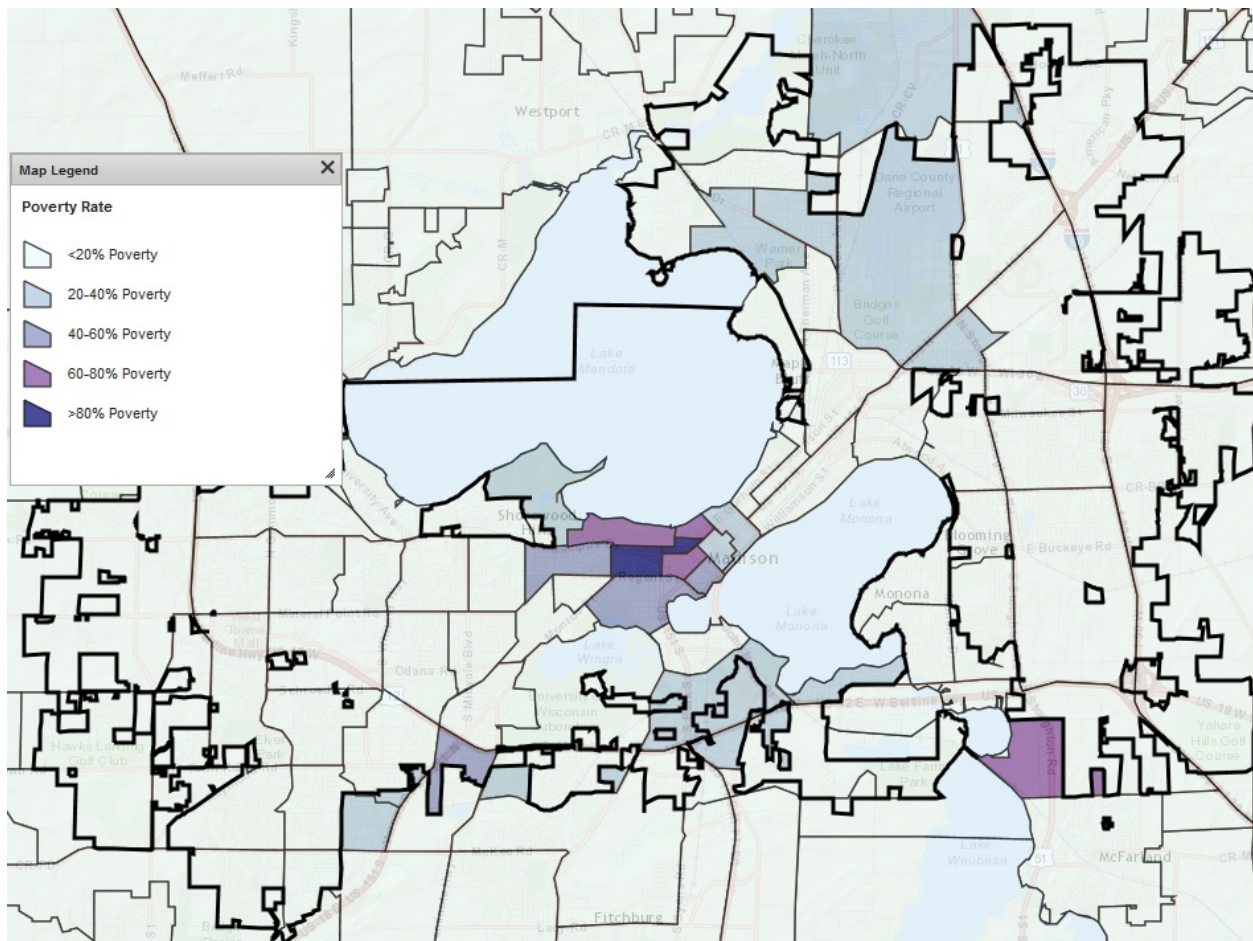
Data Source: 2006-2010 ACS



**Housing Cost Burden**



**Concentrations of Non-White Populations**



**Concentrations of Poverty**

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,736	17%	7,883	16%
1980-1999	10,418	20%	11,854	24%
1950-1979	20,676	40%	19,913	41%
Before 1950	11,282	22%	8,750	18%
<b>Total</b>	<b>51,112</b>	<b>99%</b>	<b>48,400</b>	<b>99%</b>

**Table 34 – Year Unit Built**

Data Source: 2006-2010 CHAS

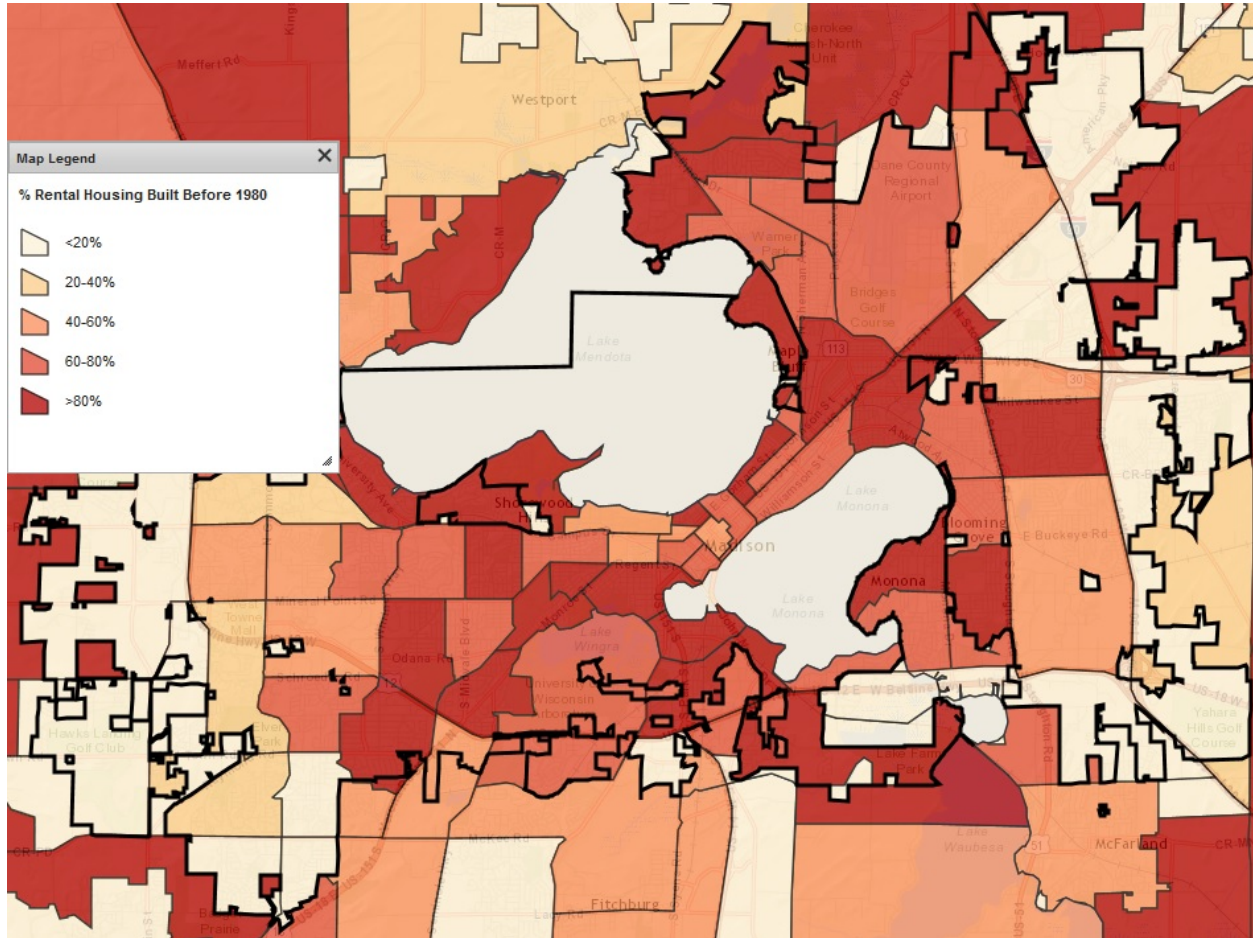
**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	31,958	63%	28,663	59%
Housing Units build before 1980 with children present	3,605	7%	1,905	4%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)





**Rental Housing Built Before 1980**

**Vacant Units**

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

**Need for Owner and Rental Rehabilitation**

The market data shows a need to stabilize and revitalize neighborhoods. Potential efforts include considering the geographic targeting of funds to neighborhoods with aging or blighted housing stock or specific land use issues (single-family homes used as multifamily rental, etc.), and encouraging a mix of income levels as part of the City's stabilization and revitalization efforts.

The market data also shows a need to stabilize existing low-income homeowners in their housing. Possible tools include support for existing rehabilitation programs (Deferred Payment Loan program, installment loans, Green Madison program) and targeting projects that make houses safer and less expensive to operate, with the goal of reducing housing cost burden and risk of foreclosure for existing owners.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Of units occupied by low- to moderate-income households, the City estimates that there are 2,500 dwelling units that contain lead hazards.

**Discussion:**

The City of Madison estimates that there are 66,544 dwelling units in the City that were built prior to 1978. It is estimated that 95% of these units contain at least some level of lead paint, but that not all of these pose a lead paint hazard. Because many of these units are relatively well-maintained, the City estimates that only 5% (or 3,327) contain lead hazards, and of these, approximately 80% (2,661) are occupied by low- to moderate-income households.

## MA-25 Public and Assisted Housing – 91.210(b)

The Community Development Authority of the City of Madison (CDA) is considered a High Performing Public Housing Authority serving a variety of populations, including elderly, disabled, homeless, veteran, and family populations.

### Total Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	766	1,745	132	1,613	276	0	0
# of accessible units									

**Table 37 – Total Number of Units by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.**

The City of Madison Community Development Authority (CDA) manages 742 housing units with subsidy funding under HUD's Low Rent Public Housing Program. It manages another 112 units with subsidy funding from the Wisconsin Housing and Economic Development Authority (WHEDA). Units range from efficiency to five-bedroom units, and building types range from single-family homes to a ten-story high-rise. The oldest units were built in the late 1940's, while the newer units were built in the 1970's.

All units are in good condition, with a number having received energy efficiency upgrades and modernizing retrofit improvements.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Triangle	37.2
Truax	36.8
West	37.6
East	35.2

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Most units are dated and have few amenities such as air conditioning, ceiling fans, dishwashers, and carpeting. HUD formerly considered these items "luxuries" and did not pay for them. HUD has since changed its standards, and some of these amenities are being added during major rehab or new construction.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The CDA is pursuing funding to perform major rehab and new construction to improve Public Housing living environments. While the CDA has done well in maintaining its public housing stock, the stock is dated and has reached the end of its useful life, and should be replaced to meet current market standards.

## MA-30 Homeless Facilities and Services – 91.210(c)

There are a variety of facilities and services targeting homeless persons in the City of Madison. The table below provides a breakdown of available shelter, transitional housing, and permanent supportive housing in relationship to populations served, and the section that follows describes health, mental health, employment and other related services available to homeless persons in the City of Madison.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	143	26	155	387	0
Households with Only Adults	150	50	120	439	0
Chronically Homeless Households	0	0	0	43	0
Veterans	0	0	31	75	0
Unaccompanied Youth	4	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons.**

Health - Under 42 CFR 482.43(b)(3) and (6), hospitals must have in place a discharge planning process that applies to all patients, and the discharge planning evaluation must include an evaluation of the likelihood of a patient needing post-hospital services and the availability of those services. CoC members consult regularly with local hospital social services staff to keep them abreast of community services available to homeless patients. Most major health providers are active members of the CoC, through which pertinent information and resources are disseminated monthly. Local Dane County hospitals have policies and practices in place to ensure a patient is released to adequate housing/shelter. Meriter, UW, and St. Mary's hospitals have agreed upon a policy in which they make every effort not to discharge homeless patients to the streets. The hospitals, GHC, and Access Community Health routinely work with the patient and his/her natural support system to secure housing. If a support system is not in place or available, care providers may fund short-term motel stays and/or connect patients with community programming, including The Salvation Army's medical shelter program.

Local health care providers are tasked with transitioning homeless individuals from their system of care to housing/shelter, but they do not act alone. The Salvation Army works in concert with local care providers to issue medical vouchers for a short-term motel stay, if shelter is not appropriate for those who are homeless and who may need additional privacy, regular bathroom access, bed rest, isolation, etc. William Middleton Memorial Veterans Hospital assists homeless veterans by utilizing local VA-funded transitional housing programs, as well as the availability of housing choice vouchers (HUD-VASH) for eligible veterans. Access Community Health and Group Health Cooperative provide priority access to health care for homeless families, and Meriter Foundation's HEALTH Hut offers free assistance to homeless persons to access a medical "home." All work closely with The Salvation Army to ensure that medically-compromised and homeless individuals receive adequate shelter.

Mental Health – Wisconsin Statute Ch. 51 places responsibility of providing emergency mental health services to each county board of supervisors, and the Wisconsin Department of Health Services prohibits discharge from DHS-funded agencies to the streets or homeless shelters. Policy prohibits placement into a shelter facility unless on an emergency basis (i.e., less than 10 days). Dane County Human Services Department contracts with Journey Mental Health Center (JMHC) to coordinate emergency psychiatric inpatient hospital admissions and discharges. JMHC Emergency Services Unit staff, along with hospital personnel, patients, and their families, assess patient needs and develop aftercare plans. When the patient's own home or support network placement is not available or appropriate, the following aftercare placements are routinely used: crisis stabilization centers (JMHC and Tellurian), short-term group homes (Goodwill Industries and Tellurian), and Recovery House (JMHC). JMHC may authorize and fund motel stays, if needed. As listed above, CoC members (including Dane County Human Services, Tellurian, and Goodwill Industries) and local hospitals are actively engaged in mental health discharge planning, and make every effort to avoid psychiatric patients' discharge into homelessness. The County holds a monthly crisis stabilization meeting, during which inpatient hospital stays are reviewed and care is coordinated. Several agencies attending the crisis stabilization meetings are also active CoC members and are committed to preventing patients' discharge into homelessness. In addition, all emergency shelter providers (The Salvation Army, The Road Home, YWCA, Porchlight) are skilled advocates for their shelter clients' psychiatric care needs and appropriate aftercare placement post psychiatric hospitalization. A state inter-agency workgroup on homelessness meets quarterly, with the ultimate goal of preventing and shortening homelessness through improved access to services and housing throughout the different governmental agencies.

Employment – For homeless adults able to work, service and housing providers use the services of Wisconsin’s employment assistance programs, several of which are described below.

- The Wisconsin Works (W-2) program is available to parents of minor children whose family income is below 115% of the Federal Poverty Level (FPL). Each eligible W-2 participant meets with a Financial and Employment Planner (FEP), who helps the individual develop an employability plan.
- Wisconsin's Vocational Rehabilitation (VR) is a federal/state program designed to obtain, maintain, and improve employment for people with disabilities by working with VR consumers, employers, and other partners.
- Veteran Retraining Grants are available for unemployed or underemployed veterans, who may receive up to \$3,000 per year, for a maximum of two years, if they have a financial need while being retrained for employment.
- The Department of Labor's Veterans' Employment and Training Service (VETS) program makes employment assistance available to all Wisconsin veterans in local one-stop job centers. The Disabled Veterans' Outreach Program (DVOP) and Local Veterans Employment Representatives (LVER) are the two primary programs providing employment and training services to eligible veterans. Veterans Representatives (DVOP's or LVER's) provide the latest information on local labor markets, as well as workshops and guidance on resume writing, job interviewing skills, and job-seeking skills. They also identify training and education needs. They can help veterans make career choices by assessing aptitudes, interests, and abilities through the use of aptitude tests and career counseling.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Chronically Homeless Individuals and Families – Local, state and federal funds are used by four agencies (Porchlight, Tellurian, Briarpatch Youth Services and VAMC) to provide a total of 10 outreach workers that connect unsheltered homeless to services and housing. Local and private funds are used by Bethel Homeless Ministries to provide a daytime drop-in program, which operates 5 days a week and serves the downtown homeless population, comprised primarily of single adults.

All CoC-funded agencies have committed to prioritize all openings in permanent supportive housing to serve chronically homeless persons. The CoC currently has 43 designated permanent supportive housing units. This commitment to prioritize chronically homeless persons when considering tenants for new openings will increase the number of chronically homeless served.

The City, in partnership with Dane County, is developing 60 units of housing for chronically homeless single adults. The CDA and City selected Heartland Housing as the developer and operator and Heartland Health Outreach as the service provider for the project, expected to be fully occupied by spring of 2016. The City and County have already budgeted capital funds for a second phase of housing for homeless, focusing on families with children with a long history of homelessness. Planning is currently underway to construct 40 units of housing for families in Madison.

Homeless Families and Children – The CoC-funded agencies provide 16 transitional scattered-site units and 32 agency-owned units for homeless families with children. In addition, CoC-funded agencies provide 91 permanent supportive scattered-site units and 82 agencies-owned units for homeless families with children.

Through local, state and federal funding, Community Action Coalition for South Central Wisconsin (CAC) and Porchlight provide financial assistance and housing counseling to prevent homelessness through the use of payment rent in-arrears for eligible households. Households must have an eviction notice and have a minimum of 2 housing barriers related to health, income and size of household to be eligible. In addition to homeless prevention, both CAC and Porchlight provide security deposits and first month's rent to homeless families moving into housing. The family emergency shelter providers are the primary referral source for these funds.

Homeless Veterans and Families – HUD-VASH – The VAMC and the Community Development Authority (CDA) partner to identify 125 eligible homeless veterans, and then to assist them to identify rental housing, provide an ongoing rent subsidy allowing the veteran to pay no more than 30% of their income, and provide on-going supportive services. Both organizations are committed to continue requesting tenant-based and project-based vouchers as made available by HUD until veteran homelessness is ended.

Grant Per Diem – There are two programs operating in Madison: Porchlight's Spring Street project, providing transitional housing and services to 24 homeless veterans, and Veteran's Assistance Foundation's (VAF) Step-Up Program, offering transitional housing and services to 7 homeless veterans.

Supportive Services for Veteran Families – Community Action Coalition for South Central Wisconsin is the grantee for SSVF funds that provide support services and financial assistance to help veteran households that are at risk of becoming homeless.

Unaccompanied Youth – Briarpatch Youth Services completed construction on an 8-bed safety-net housing for homeless youth between the ages of 13-17. Briarpatch is in the process of identifying operating funds for the facility, the opening of which is anticipated by the beginning of 2015. This program is an extension of the Briarpatch volunteer host homes: licensed foster parents who agree to accept homeless unaccompanied youth on a temporary basis.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

The City of Madison places a high priority on the development and maintenance of permanent housing that serves non-homeless people with special needs. The City helps identify and fund projects that provide on-site or specific service linkages to other agencies and services that benefit local residents. The local service delivery system relies on State funding of County government to provide the lead human services for these populations.

The City has regularly supported several groups that work with special populations to promote the development of affordable rental housing (such as Housing Initiatives for participants in mental health services, and Independent Living for older people) and homeownership (such as Movin' Out for persons with disabilities). HOME and CDBG funds will be used to fund these activities.

The CDBG Office has provided assistance to a number of organizations that provide supportive housing, including some that serve persons returning from mental and physical health institutions. Among the key supportive housing needs it has supported are mental health services, AODA support and related services, and employment-related support. Examples of funded organizations include Goodwill Industries, Housing Initiatives, Porchlight, Rodney Scheel House, Tellurian, and the YWCA of Madison. Additional information about these resources can be found in the City's Annual Homeless Reports, available on the City's website at [www.cityofmadison.com/cdbg](http://www.cityofmadison.com/cdbg).

The City plans to continue its support of organizations that provide housing and support services to persons with special needs through the two key objectives associated with its affordable housing goal:

- **1.1 Housing Supply** - Preserve, improve, and expand the supply of rental housing for homeowners and renters; and
- **1.2 Housing Assistance** - Improve housing stability for homebuyers, renters, homeless, and special needs populations.

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

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The City requires that a portion of any housing project assistance be targeted toward the development of housing units accessible to persons with disabilities.

The City does not make specific set-asides for housing to serve special needs, but considers such housing proposals and their service linkages as part of the planning and funding processes (described elsewhere in this Plan) for those who are not homeless, but have other special needs. (See also Section AP-20.)

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The cost to develop, maintain or improve affordable housing in the City of Madison is affected by a number of public policies and practices, including:

- Need for enhanced coordination related to funding programs that are available to provide support for the development of affordable housing (e.g., CDBG, HOME, City Affordable Housing Trust Fund, and Section 8 Vouchers).
- Relative lack of clarity and coordination of staff efforts related to publicly-funded affordable housing programs.
- Restrictions on size and density imposed by City zoning codes.
- Various fees charged by the City for new construction.

The City is in the process of implementing strategies to reduce the impacts of some of these policies and practices. These strategies include:

- For new multifamily developments pursuing Section 42 tax credits, aligning City funding programs to maximize the likelihood of tax credits being awarded. Coordinating these programs leverages City subsidy, making subsidy go farther or reach deeper down the income spectrum.
- Coordinate HOME, CDBG, TIF, Affordable Housing Fund, and Project-based Voucher award timelines to ensure that projects have awards in place in time to apply for Section 42 tax credits in January.

- Coordinate HOME, CDBG, TIF, Affordable Housing Fund, and Project-based Voucher award criteria and processes so that projects that meet a common set of criteria in line with City and WHEDA priorities (access to transportation, 3-bedroom units, walkability) get funded by the City, and therefore score higher on their tax credit applications.
- Annually release the coordinated funding priorities or RFPs to drive development that meets the criteria.
- Actively recruit developers to apply for Section 42 tax credits in the City of Madison.
- Pursue demonstration projects to test the viability of alternative housing forms (accessory dwelling units, micro-housing, cottage housing).
- Allow exceptions to existing funding programs and zoning rules to allow for demonstration projects.
- Recruit and fund developers with experience constructing alternate forms of housing.
- Recruit financial institutions to create portfolio loan products that would allow for housing types that might not conform with current lending rules.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

This section provides an overview of employment, workforce characteristics, and earnings in Madison. The data figures presented in the tables below were pre-populated by the HUD eCon Planning tool.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	284	203	0	0	0
Arts, Entertainment, Accommodations	10,244	17,385	13	12	-1
Construction	2,297	4,675	3	3	0
Education and Health Care Services	13,109	26,513	17	19	2
Finance, Insurance, and Real Estate	8,450	19,250	11	14	3
Information	5,069	5,192	7	4	-3
Manufacturing	7,073	11,614	9	8	-1
Other Services	4,436	8,235	6	6	0
Professional, Scientific, Management Services	8,800	18,347	12	13	1
Public Administration	0	0	0	0	0
Retail Trade	10,760	19,903	14	14	0
Transportation and Warehousing	2,072	2,662	3	2	-1
Wholesale Trade	3,625	6,090	5	4	-1
Total	76,219	140,069	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	142,033
Civilian Employed Population 16 years and over	133,628
Unemployment Rate	5.92
Unemployment Rate for Ages 16-24	19.80
Unemployment Rate for Ages 25-65	4.09

**Table 41 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	43,830
Farming, fisheries and forestry occupations	5,724
Service	12,516
Sales and office	30,141
Construction, extraction, maintenance and repair	4,463
Production, transportation and material moving	4,004

**Table 42 – Occupations by Sector**

Data Source: 2006-2010 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	103,812	82%
30-59 Minutes	18,672	15%
60 or More Minutes	3,468	3%
<b>Total</b>	<b>125,952</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2006-2010 ACS

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,521	608	1,755
High school graduate (includes equivalency)	13,434	1,067	3,290
Some college or Associate's degree	24,834	1,617	4,212
Bachelor's degree or higher	57,070	1,656	7,748

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	439	553	544	843	934
9th to 12th grade, no diploma	2,282	1,398	1,066	1,480	1,046
High school graduate, GED, or alternative	9,596	5,043	4,050	8,698	6,148
Some college, no degree	25,334	6,860	4,549	9,110	3,816
Associate's degree	1,351	3,219	2,353	4,616	906
Bachelor's degree	8,352	16,415	7,838	12,650	4,308
Graduate or professional degree	650	9,525	7,474	12,638	4,786

**Table 45 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,267
High school graduate (includes equivalency)	27,341
Some college or Associate's degree	31,900
Bachelor's degree	42,861
Graduate or professional degree	54,516

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Madison’s economy is diverse, with no single sector dominating the share of workers or jobs. Based on the tables above, the largest employment sectors in Madison today include: Arts, Entertainment, Accommodations; Education and Healthcare; Professional, Scientific, and Management Services; Finance, Insurance, and Real Estate, Public Administration, and Retail. Together, these industries comprise 60% of Madison’s total workforce. However, examining these broadly defined industries in greater detail reveals additional insight into employment in Madison. For example, Madison is seeing rapid growth in frontline healthcare occupations, particularly nursing, health technicians, and practitioners. In addition, within the Professional/Scientific/Management category, Madison is seeing particularly rapid growth in its biotechnology and information technology sectors. Although Madison’s Public Administration workforce is very large, the percentage of employees in this sector is shrinking as Madison’s economy and workforce shifts towards a more private sector focus.

**Describe the workforce and infrastructure needs of the business community:**

Madison’s economy is shifting and the needs of the business community are changing. The city’s workforce is increasingly private sector driven, with rapid growth in certain business sectors and shrinkage in many public sector employment opportunities. Madison is seeing rapid growth in both high-wage/high-tech jobs requiring advanced skills, as well as low-skilled/low-wage service sector jobs. Madison’s emerging information technology and biotech sectors are changing the dynamic of the business community’s workforce needs. Many businesses



in the area need to be able to attract “top talent” to fill advanced positions, while also needing to fill more entry-level positions with employees who are technically competent and job-ready.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

One of the largest forces reshaping Madison’s economy today is the rapid growth of EPIC Systems, located in Verona, a Madison suburb. EPIC is a rapidly growing healthcare software company that has added approximately 6,000 employees over the last ten years. Most of EPIC’s new hires are highly-educated recent college graduates from around the country. Many of these new residents are choosing to live in and around downtown Madison. The economic ripple effects of EPIC’s growth include an increased demand for high-end downtown housing, a very low vacancy rate for apartments, and upward pressure on rents. EPIC’s growth is also fueling increases in a variety of service-sector categories in the region. Madison needs a strategy to build more housing to accommodate growing demand, and to maintain affordability for lower-income residents. This strategy includes addressing the need for more construction workers.

In addition to the EPIC phenomenon, Madison is increasingly becoming aware of its challenges related to racial inequity. Madison struggles with some of the nation’s highest rates of economic disparity by race and class. The city’s changing economy is providing incredible opportunity for residents at the top end of the economic spectrum, while increasingly leaving behind those at the bottom end. This disparity is highly correlated to race. In particular, Madison has very high (and growing) rates of childhood poverty among African American children. Madison has recently launched an equity initiative focused on addressing these complex issues of race and economic opportunity in the city. This effort has important implications for education, workforce development, and business development in the city.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Historically, Madison’s economy was driven by public sector positions with the University of Wisconsin or State of Wisconsin government, combined with a handful of larger manufacturing employers. As the economy shifts away from this model, the workforce training systems need to shift along with it. Today, Madison’s employers are increasingly looking for technically-competent prospective workers who can fill a variety of roles. As mentioned, the rapid growth of EPIC Systems is resulting in unmet demand for construction workers and growth in a variety of employment sectors, including services. Madison is also a regional healthcare hub, with numerous hospitals and other healthcare facilities that serve all of southern Wisconsin. According to occupation growth projections published by the Bureau of Labor Statistics and the Wisconsin Department of Workforce Development, over the next ten years, five out of the top ten highest growth occupations in the Madison area will be in healthcare related fields. Madison needs to ensure it has a workforce that is trained to fill these positions.

Madison has undertaken targeted initiatives aimed to prepare the city’s workforce for these opportunities. The City’s Construction Training Initiative will help meet the need for the unmet demand for construction workers by providing training in the construction trades sector for low-income individuals and people who have been traditionally under-represented.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Madison is home to the Southern Wisconsin Workforce Investment Board and Madison College, both of which offer several programs focused on workforce development. A variety of smaller nonprofit organizations similarly provide various programs and services. The City supports and partners with these organizations on workforce development programs. In order to better serve business customers as well as job seekers, the City is a partner in convening a number of cross-agency roundtables to better utilize the skills and knowledge of each participating agency/group. Further, the City is in the early stages of creating an Economic Development Strategy that will likely include recommendations on workforce strategies.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Madison is currently in the early stages of creating an Economic Development Strategy to guide economic development policies and projects. In addition, the Madison Regional Economic Partnership (MADREP), an economic development organization that serves an eight-county area around Madison, recently developed the "Advance Now" strategy for economic development in the region.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated?**

Housing cost burden is concentrated in the downtown/campus area (likely driven by students) and the south side of Madison. Other housing problems, when segmented by income, appear to be widespread rather than geographically concentrated.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

Non-white populations are concentrated on the far west, south, and north sides of Madison.

**What are the characteristics of the market in these areas/neighborhoods?**

These areas generally correspond to higher rates of rental versus ownership, as well as housing cost burden.

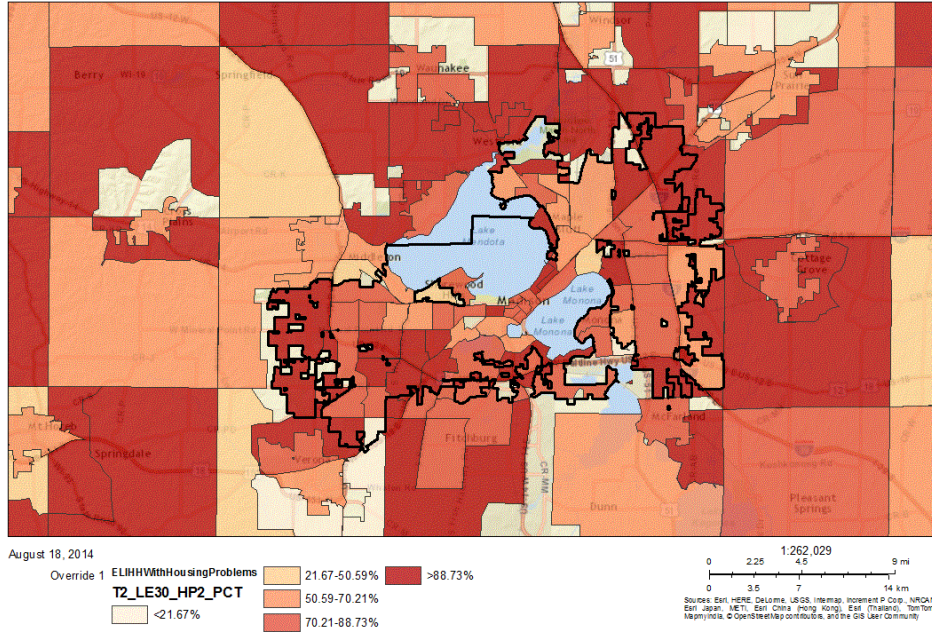
**Are there any community assets in these areas/neighborhoods?**

The City of Madison has a number of Neighborhood Resource Teams deployed in these areas to maximize the coordination and provision of City services to address housing and other community challenges.

**Are there other strategic opportunities in any of these areas?**

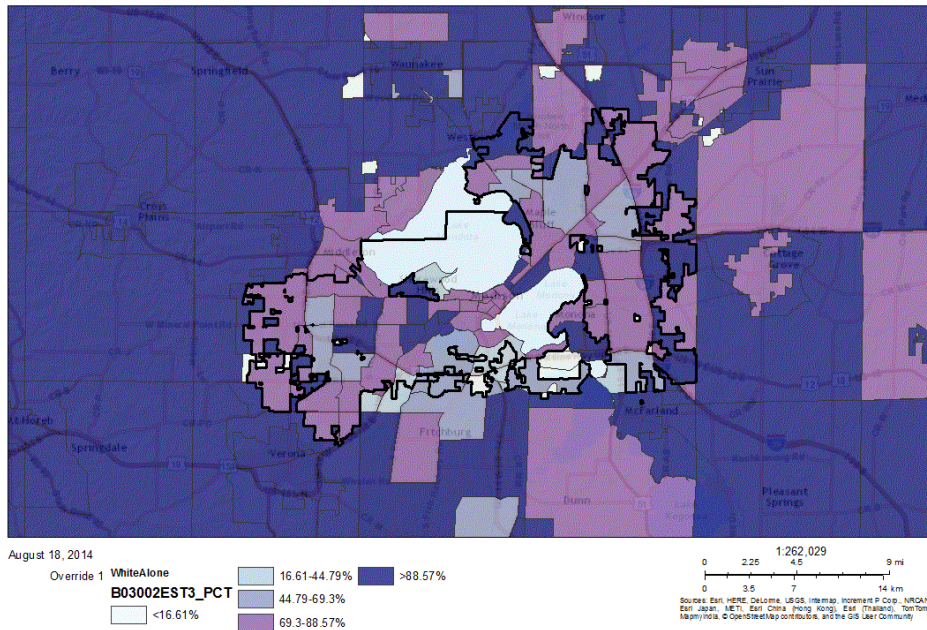
The Neighborhood Resource Teams are charged with ongoing identification of strategic opportunities and making recommendations for their implementation.

of ELI Household with Severe Housing Problems - Consolidated Plan and Continuum of Care Planning To



**% of ELI Household with Severe Housing Problems - Consolidated Plan and Continuum of Care Planning Tool**

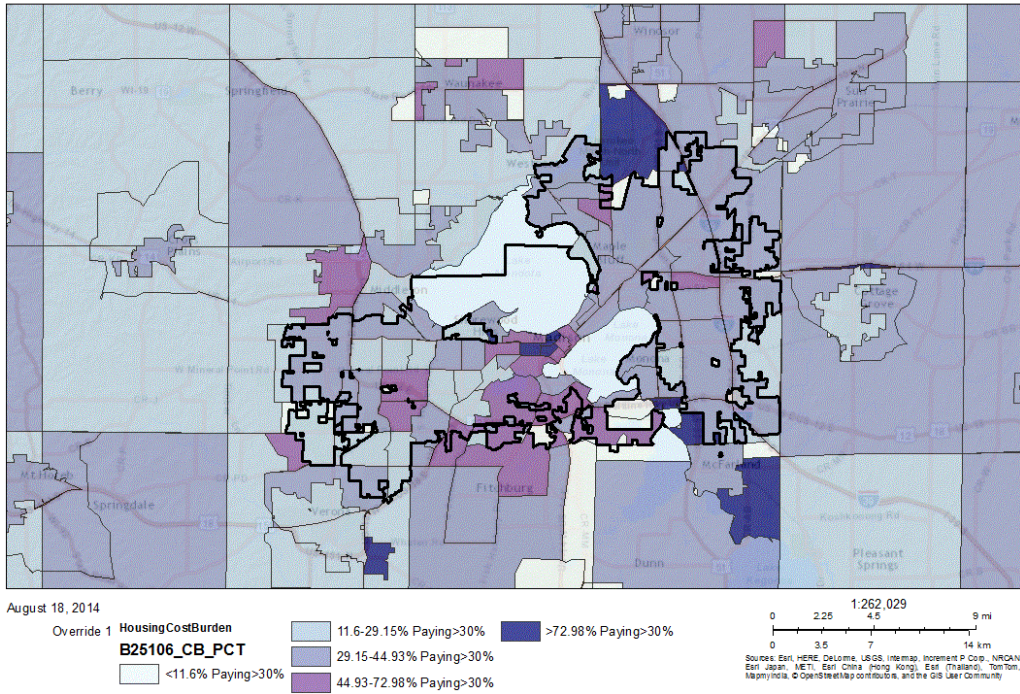
% of White Population - Consolidated Plan and Continuum of Care Planning Tool



**% of White Population - Consolidated Plan and Continuum of Care Planning Tool**

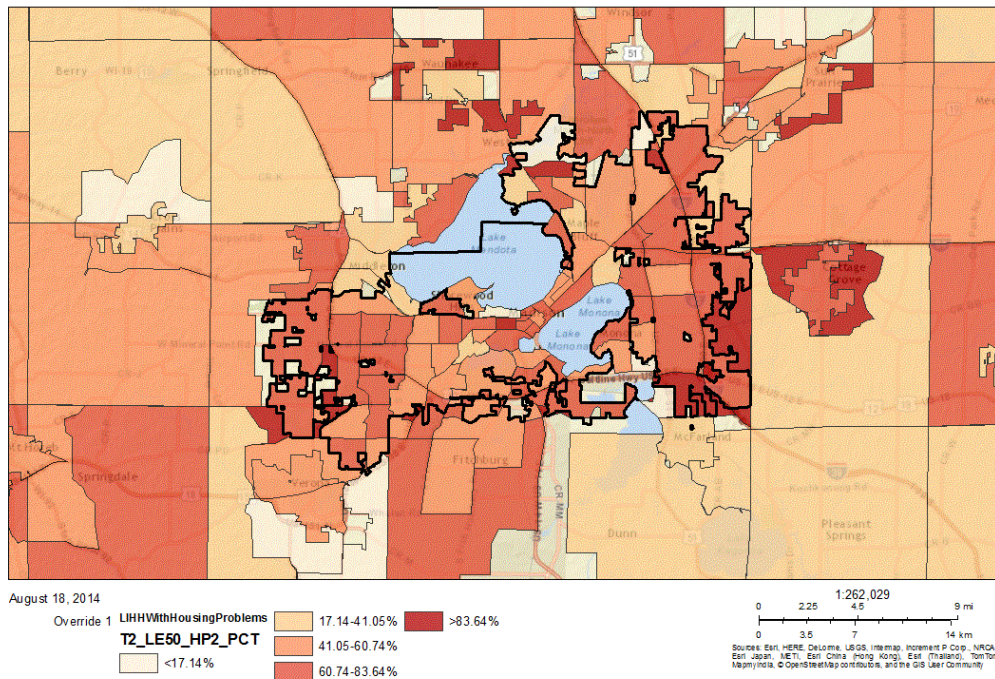


### Housing Cost Burden - Consolidated Plan and Continuum of Care Planning Tool



### Housing Cost Burden - Consolidated Plan and Continuum of Care Planning Tool

of LI Households with Severe Housing Problems - Consolidated Plan and Continuum of Care Planning Tool



### % of LI Households with Severe Housing Problems - Consolidated Plan and Continuum of Care Planning Tool

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# Strategic Plan

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## SP-05 Overview

### Strategic Plan Overview

The 2015-2019 Consolidated Plan strategy is to implement the four goals and nine objectives outlined in the Plan, based on reasonable projections of funding sources for the Plan's five-year timeframe.

### Vision and Mission

The vision of the City of Madison's Community Development Division is one in which all Madison residents and neighborhoods have access to the resources and opportunities necessary to help them realize their full potential. The Division's mission is to help make Madison a more viable urban community by providing decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons.

### Community Development Strategies

For 2015-2019, the Community Development Division and its CDBG Committee developed four primary goals and nine objectives. Over the next five years, the Division will also continue its emphasis on incorporating energy efficiency and sustainability initiatives into all eligible projects. The Division and the CDBG Committee will continue to identify and discuss emerging needs in the City of Madison. New and alternative approaches to meet these needs within the established goals and objectives will also be considered.

The CDD will continue to work to increase coordination and collaboration with other organizations and individuals engaged in related activities, wherever those opportunities enhance Division initiatives and support related efforts by other organizations. The Division will also work with local service providers, businesses, labor union representatives, fellow City of Madison agencies, Dane County, the State of Wisconsin, and other funders to more effectively deliver the City of Madison's community development program.

Historically, the City's community development program has been used primarily to fund nonprofit agencies that provide direct services to City of Madison residents. Over the next five years, the CDBG Committee will continue that emphasis, but will also discuss the role for-profit businesses might play in achieving stated goals and objectives.

## SP-10 Geographic Priorities – 91.215 (a)(1)

**Describe the basis for allocating investments geographically within the jurisdiction.**

Census Tracts where 51% of the individuals meet HUD's low/moderate-income standards (80% or less of the area median income) are identified as target areas for investment. Neighborhood Resource Team (NRT) areas that have high concentrations of poverty are prioritized by the City when targeting its investments. (See Appendices C and D.)

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	Affordable Housing	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness	Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	<b>Associated Goals</b>	Housing Supply Housing Assistance	
	<b>Description</b>	Provide decent, safe, sanitary and affordable housing opportunities for low- and moderate-income households in order to enhance household, neighborhood and community stability.  Funds are targeted Citywide and/or toward LMI target areas, depending upon the Project/Activity undertaken.	
	<b>Basis for Relative Priority</b>	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan.	
	2	<b>Priority Need Name</b>	Economic Development and Employment Opportunities
<b>Priority Level</b>		Low	
<b>Population</b>		Low Moderate Non-housing Community Development	
<b>Associated Goals</b>		Job Creation and Community Business Development Small Business (Micro-Enterprise) Development Adult Workforce Development	
<b>Description</b>		Expand employment opportunities and enhance neighborhood vitality by supporting new and existing businesses.  Funds are targeted Citywide and/or toward LMI target areas, depending upon the Project/Activity undertaken.	
<b>Basis for Relative Priority</b>		The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan.	

3	<b>Priority Need Name</b>	Strong and Healthy Neighborhoods	
	<b>Priority Level</b>	High	
	<b>Population</b>	Low Moderate Middle	Families with Children Elderly Non-housing Community Development
	<b>Associated Goals</b>	Neighborhood Centers and Community Gardens Capital Improvements for Community Organizations Neighborhood Revitalization Plans and Projects	
	<b>Description</b>	Strengthen neighborhoods through strategic investments in physical assets and amenities like neighborhood centers, community gardens or other community facilities, as well as other planning and revitalization efforts. Funds are targeted Citywide and/or toward LMI target areas, depending upon the Project/Activity undertaken.	
	<b>Basis for Relative Priority</b>	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan.	
4	<b>Priority Need Name</b>	Effective Planning and Program Administration	
	<b>Priority Level</b>	High	
	<b>Population</b>	Low Moderate	
	<b>Associated Goals</b>	Neighborhood Revitalization Plans and Projects Planning and Administration	
	<b>Description</b>	Implement a well-managed Community Development Program with effective progress toward five-year goals.	

**Table 47 – Priority Needs Summary**

**Narrative**

The City of Madison has identified the following three highest priority needs associated with its Strategic Plan: (1) Affordable Housing; (2) Economic Development & Employment Opportunities; and (3) Strong and Healthy Neighborhoods.

The Plan’s related goals and objectives aim to improve access to decent housing, a sustained living environment, and enhanced economic opportunities for low- and moderate-income persons/households (defined as those whose incomes do not exceed 80% of the area median income). The City’s community development program supports the efforts of nonprofit organizations, businesses, neighborhood groups, labor unions, funding partners, volunteers, other governmental entities and the general community to plan, develop and invest in projects that contribute to the goals and objectives set forth in the City’s Strategic Plan.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	(The City does not fund TBRA activities.)
TBRA for Non-Homeless Special Needs	(The City does not fund TBRA activities.)
New Unit Production	<p>Land acquisition for new rental construction will continue to face competition from market-rate transactions, which has pushed up land prices on well-located sites. The building boom in market-rate rental has also had the effect of pushing up labor and material costs in the market.</p> <p>New ownership construction will remain relatively rare due to the geographic constraints of Madison, which lacks large areas suitable for new construction of single-family homes.</p>
Rehabilitation	<p>Rehabilitation of rental properties may see challenges from the building boom in market-rate rental pushing up labor and material costs in the market.</p> <p>Rehabilitation of owner-occupied homes should benefit from the general improvement of the single-family ownership market raising valuations of properties.</p>
Acquisition, including preservation	<p>Given the low vacancy rate and high market rate rents, acquisition opportunities are rare. Moreover, the differential between market and affordable rents has grown, straining the economics of converting properties to affordable low-income rental.</p> <p>Acquisition of owner-occupied homes may become more difficult if interest rates or property values rise too quickly.</p>

**Table 48 – Influence of Market Conditions**



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

The anticipated resources articulated in the Plan are based on conservative assumptions about future funding levels. Because funding levels are subject to annual Congressional appropriations and changes in funding distribution formulas, the Plan's accomplishment projections and planned activities are subject to commensurate changes.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,662,984	1,946,258	0	3,609,242	11,272,357	Estimated five-year average annual CDBG Entitlement allocation: \$1,503,068
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	934,135	522,951	0	1,457,086	4,363,514	Estimated five-year average annual HOME PJ allocation: \$679,530
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	152,860	0	0	152,860	577,112	Estimated five-year average annual HESG Entitlement allocation: \$145,995
Other	private	Services	18,457	0	0	18,457	75,122	Estimated five-year average annual Future Madison allocation: \$18,716

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
Other	public - state	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Services Transitional housing Other	280,000	0	0	280,000	1,140,000	Estimated five-year average annual state ETH allocation: \$284,000
Other	public - state	Homebuyer assistance	175,000	0	0	175,000	700,000	Estimated \$300,000 awarded per 2-year HCRI grant period
Other	public - local	Housing Services	2,918,041	0	0	2,918,041	8,140,810	Estimated five-year average annual City allocation: \$2,168,366

**Table 49 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City has developed this Plan with the expectation that the Federal government will provide approximately \$11.5 million over the five-year period, through such programs as CDBG, HOME and HESG. The City expects to leverage these funds with its own housing funds, as well as State of Wisconsin funds for homeless services and homebuyer assistance.

**If appropriate, describe publicly-owned land or property located within the jurisdiction that may be used to address the needs identified in the Plan.**

Not applicable.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Dane County Homeless Services Consortium	Nonprofit organizations	Homelessness	Other

Table 50 - Institutional Delivery Structure

### Assessment of Strengths and Gaps in the Institutional Delivery System

The most notable strength of the local Continuum of Care is the high quality of the nonprofit agencies' staff and their service delivery. These service providers have actively collaborated with each other for decades. The positive interactions and the trust that they engender are instrumental in the added value these agencies bring to preventing and ending homelessness in Madison and Dane County. Their willingness to work collaboratively has resulted in a number of positive outcomes, despite limited resources.

The largest gap in the continuum of programs available to serve homeless persons is the absence of beds available, specifically for persons who are not ready or able to make the changes necessary to use traditional sobriety-based programs. The City is aggressively working to fill this gap with a variety of providers and funds. One effort is the addition of 60 units of housing for single homeless adults, known as the Rethke-Washington project, with anticipated occupancy in 2016.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services			
Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services	X	X	X

Supportive Services			
Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Tables 51a, 51b, 51c - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

The service providers and funders of the Homeless Services Consortium have worked in cooperation for over 30 years to provide housing and services to homeless and those at-risk. Part of this collaboration is to minimize competition for local resources, and as a result, there is very little duplication of services. Each agency has determined where its passion lies and has created its own specific sub-population, service, and/or housing type to prevent and end homelessness. For example, The Salvation Army is committed to providing services to homeless families and single women, and serves as the gatekeeper for emergency shelter for both populations. Similarly, since Porchlight is the only provider of emergency shelter for single men, all men access shelter and services through that one agency. The Homeless Services Consortium is made up of approximately 50 organizations, which makes it a manageable size for agency collaboration and overall program planning. Agencies have a history of working collaboratively rather than competitively on projects. One example of this is The Salvation Army, The Road Home, and YWCA of Madison, three agencies that work together to provide rapid re-housing services for homeless families. The YWCA serves as the fiscal agent, while all three agencies provide referrals and case management services to implement the program. They apply collaboratively for funding and report outcomes as one entity. Another example is the Community Action Coalition, which serves as the lead agency for eviction prevention services. In cooperation with 10 other service providers, CAC provides the oversight to determine eligibility for those at risk of homelessness, and also mediates with landlords and provides third-party payments. CAC is the lone applicant for funds, and works with other HSC agencies to determine how the funding is divided among households being served by all the other agencies.

Services to homeless and at-risk persons with HIV/AIDS are provided primarily by the AIDS Network and AIDS Resource Center of WI. Additional CoC agencies provide housing and services to persons with HIV/AIDS as requested.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The members of most homeless households benefit from many of the same services as those provided to households at risk of homelessness.

Homeless persons who are both sheltered and unsheltered living in uninhabitable places have significant barriers to finding housing, specifically in the areas of physical and mental health issues. For example, the provision of both out-patient and in-patient mental health services and AODA treatment and support is as important to persons who are at risk of losing their housing, as it is to formerly homeless households striving to maintain their newly-housed status.

The Madison/Dane County CoC has a number of transitional and permanent housing units that offer a variety of services to help the formerly homeless maintain housing. In addition to publicly-funded housing and services, homeless services agencies are very adept at obtaining private community funds to support their efforts. Porchlight, an agency that provides a variety of housing and services from outreach services to emergency, transitional and permanent supportive housing, raised \$4 million in local private funds to construct 48 units that serve 14 homeless persons with serious and persistent mental illness, 18 persons in the early stages of sobriety, and 16 graduates of other Porchlight programs.

The gaps in the system include the shortage of resources to serve all those persons who are in need without long waiting lists. There is also a gap in services available to persons who are in the earliest phase of recognizing that there is a problem, even though they are currently living in uninhabitable places and unable to function due to mental illness or suffer from serious addictions to alcohol and other drugs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

City leaders recognize the severe situation for homeless single adults and families with children. Homeless, especially single adults, have become more visible. Emergency shelters for families with children are at capacity, and an overnight warming shelter has to routinely turn families away because of lack of physical space.

The Mayor's support of providing additional City funds has been instrumental in the development of new units for both single adults and families with children. Heartland Housing has been selected for phase one of the development, which will provide efficiency housing for 60 chronically homeless single adults, along with a full complement of on-site support services. A search is underway for property that will be part of phase two – permanent supportive housing for homeless families with children. A commitment to annual funding for the development of new permanent supportive housing is included in the Mayor's 2015 Capital Budget.

The Mayor has also made a commitment to assist the CoC in providing new units operating on the Housing First model. This initiative will make it possible to provide housing, with few if any barriers, for homeless unsheltered persons prior to them having an income, being sober, or being willing to participate in case management. Housing First programs provide the stabilizing housing that serves as the basis for building ongoing stability for the individual at their own pace.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Supply	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$1,872,546 HOME: \$4,138,303 City of Madison: \$2,217,022	170 units of rental housing constructed  56 units of homeowner housing added  1,050 units of homeowner housing rehabilitated
2	Housing Assistance	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Affordable Housing	CDBG: \$1,222,759 HOME: \$1,102,533 ESG: \$656,975 City of Madison: \$2,179,207 ETH (ESG / THP / HPP): \$1,398,700 HCRI: \$845,000	295 homebuyers provided with direct financial assistance  42,255 homeless persons assisted with overnight shelter  8,765 persons assisted through homelessness prevention services
3	Job Creation and Community Business Development	2015	2019	Non-Housing Community Development	Economic Development and Employment Opportunities	CDBG: \$5,588,284	294 jobs created
4	Small Business (Micro-Enterprise) Development	2015	2019	Non-Housing Community Development	Economic Development and Employment Opportunities	CDBG: \$1,241,874	184 businesses assisted
5	Adult Workforce Development	2015	2019	Non-Housing Community Development	Economic Development and Employment Opportunities	City of Madison: \$2,789,385	15,243 job-seekers assisted through employment training
6	Neighborhood Centers and Community Gardens	2015	2019	Non-Housing Community Development	Strong and Healthy Neighborhoods	CDBG: \$1,132,027 City of Madison: \$3,399,563 Future Madison: \$93,579	256,939 persons assisted through participation in neighborhood centers and/or gardens activities
7	Capital Improvements for Community Organizations	2015	2019	Non-Housing Community Development	Strong and Healthy Neighborhoods	CDBG: \$544,874	60,000 persons assisted through the creation or improvement of Public Facilities or Infrastructure

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
8	Neighborhood Revitalization Plans and Projects	2015	2019	Non-Housing Community Development	Strong and Healthy Neighborhoods Effective Planning and Program Administration	CDBG: \$301,874	72,000 persons assisted through concentration neighborhood planning efforts and associated revitalization activities
9	Planning and Administration	2015	2019	Planning / Administration	Effective Planning and Program Administration	CDBG: \$2,977,361 HOME: \$579,764 ESG: \$72,997 City of Madison: \$473,674 ETH (ESG / THP / HPP): \$21,300 HCRI: \$30,000	450 contracts managed by CDD staff

**Table 52 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Housing Supply
	<b>Goal Description</b>	Preserve, improve and expand the supply of affordable housing for homeowners and renters.
2	<b>Goal Name</b>	Housing Assistance
	<b>Goal Description</b>	Improve housing stability for homebuyers, renters, homeless and special needs populations.
3	<b>Goal Name</b>	Job Creation and Community Business Development
	<b>Goal Description</b>	Create jobs, particularly for under-represented individuals, by supporting new or expanding businesses.
4	<b>Goal Name</b>	Small Business (Micro-Enterprise) Development
	<b>Goal Description</b>	Assist entrepreneurs, particularly those from under-represented populations, seeking to start or grow small businesses and micro-enterprises (as defined by HUD) that create jobs.
5	<b>Goal Name</b>	Adult Workforce Development
	<b>Goal Description</b>	Provide needed support and opportunities to help individuals overcome barriers to gainful employment and achieve economic stability.
6	<b>Goal Name</b>	Neighborhood Centers and Community Gardens
	<b>Goal Description</b>	Create, enhance, or sustain the development and operation of physical assets, such as neighborhood centers, community gardens or other physical amenities that help bring people of diverse backgrounds together, serve as neighborhood focal points, or help residents develop skills or take advantage of opportunities that will strengthen neighborhoods.

7	<b>Goal Name</b>	Capital Improvements for Community Organizations
	<b>Goal Description</b>	Create or improve safe, accessible, energy-efficient and well-maintained community and neighborhood facilities.
8	<b>Goal Name</b>	Neighborhood Revitalization Plans and Projects
	<b>Goal Description</b>	Help residents within designated neighborhoods identify, plan for, and implement projects and activities that promise to enhance the quality of life for neighborhood residents.
9	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Implement a well-managed Community Development Program with effective progress toward five-year goals.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).**

Affordable housing will be provided to approximately 521 low- and moderate-income families.



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The CDA has met, and will continue to meet, the Section 504 requirements as outlined.

### **Activities to Increase Resident Involvements**

The CDA has a Resident Representative on the CDA Board of Directors. It also has several Resident Representatives on the CDA Housing Operations subcommittee, which advises the CDA Board. The CDA also has a Resident Advisory Board comprised of program participants, which reviews and advises the CDA Housing Director. The CDA will also hold monthly meeting at various Public Housing Site locations to encourage resident participation. It has also worked with Resident Associations, with staff attending their quarterly meetings.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the ‘troubled’ designation:**

Not applicable.

## **SP-55 Barriers to Affordable Housing – 91.215(h)**

The cost to develop, maintain or improve affordable housing in the City of Madison is affected by a number of public policies and practices, including:

- Need for enhanced coordination related to funding programs that are available to provide support for the development of affordable housing (e.g., CDBG, HOME, City Affordable Housing Trust Fund, and Section 8 Vouchers).
- Relative lack of clarity and coordination of staff efforts related to publicly-funded affordable housing programs.
- Restrictions on size and density imposed by City zoning codes.
- Various fees charged by the City for new construction.

The City is in the process of implementing strategies to reduce the impacts of some of these policies and practices. These strategies include the following:

- For new multifamily developments pursuing Section 42 tax credits, aligning City funding programs to maximize the likelihood of tax credits being awarded. Coordinating these programs leverages City subsidy, making subsidy go farther or reach deeper down the income spectrum.
- Coordinate HOME, CDBG, TIF, Affordable Housing Fund, and Project-based Voucher award timelines to ensure that projects have awards in place in time to apply for Section 42 tax credits in January.
- Coordinate HOME, CDBG, TIF, Affordable Housing Fund, and Project-based Voucher award criteria and processes so that projects that meet a common set of criteria in line with City and WHEDA priorities

(access to transportation, 3-bedroom units, walkability) get funded by the City and therefore score higher on their tax credit applications.

- Annually release the coordinated funding priorities or RFPs to drive development that meets the criteria.
- Actively recruit developers to apply for Section 42 tax credits in the City of Madison.
- Pursue demonstration projects to test the viability of alternative housing forms (accessory dwelling units, micro-housing, cottage housing).
- Allow exceptions to existing funding programs and zoning rules to allow for demonstration projects.
- Recruit and fund developers with experience constructing alternate forms of housing.
- Recruit financial institutions to create portfolio loan products that would allow for housing types that might not conform with current lending rules.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Community Development Division completed its Analysis of Impediments to Fair Housing (AI) study in late 2013 using a consultant contract with MSA Professional Services. Since then, the City has continued to work with its partners to fund and implement a wide range of affordable housing development projects, down payment assistance programs, homebuyer education and financial literacy programs, and fair housing education and enforcement programs.

The Community Development Division facilitated review of the draft AI and input from key City agencies, committees, and staff (e.g., Community Development Authority, Housing Operations, Planning Division, Department of Civil Rights, Building Inspection and Zoning, Economic Development Division, Madison Metro) to initiate discussion of and establish mechanisms to advance collaboration that will lead to the City's success in tackling the short and long-term recommendations and action steps in the AI. Additionally, the City of Madison took the following actions in 2013 to address the impediments identified in the AI:

- The CDBG Office began the process of reviewing its Goals and Objectives for the 2015-2016 funding process, including identifying mechanisms to prioritize increasing the supply of rental units, specifically for larger families, as well as single occupants with supportive service needs.
- The CDBG Office began to review its policies and practices for funding affordable housing projects, including discussions regarding priority uses for the City's Affordable Housing Trust Fund. These funds have made it possible for developers to create, rehabilitate or preserve more affordable units than with HUD funds alone.
- Community Development Division staff joined the Madison Housing Discussion Group, which consists of key leaders in the real estate, mortgage banking and housing development industry. This group reviewed the AI and has identified training needs around fair lending practices, as well as potential Community Reinvestment Act (CRA) eligible activities that would lead to increased homebuyer loans to minority households.
- The Department of Civil Rights began reviewing ways to optimize the fair housing complaint procedures and materials.
- The Community Development Authority hired a Housing Initiatives Specialist, whose main role is to develop a Comprehensive Housing Strategy in collaboration with the Community Development Division and other key stakeholders.
- The City committed significant levels of local and/or federal funding to support three rental projects applying for Low-Income Housing Tax Credits. Two projects are affordable housing developments, each

with approximately 70 units. The third project would provide approximately 55 units of permanent supportive housing for adults that are homeless or at high risk of homelessness.

To address these challenges, the City will focus on a multi-pronged strategy focused on the following:

- Streamlining and improving the efficiency of City programs that fund housing.
- Coordinating and leveraging available funding sources so that they have the greatest impact across all City agencies, State and federal programs.
- Proactively seeking partnerships with developers to address housing challenges.
- Expanding the types of housing available to fill gaps that the housing market does not currently serve.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

In 2006, the Homeless Services Consortium created a blueprint for action (updated in 2011) to enable Madison/Dane County to prevent and end homelessness. From a full-day community planning process to a number of meetings with homeless agency staff, to meetings with homeless and formerly homeless persons, to meetings with the Mayor, County Executive, and United Way, the HSC organized the input into three goal statements:

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

Goal #1 of the Community Plan to Prevent and End Homelessness specifically speaks to the inclusion of outreach services in the continuum of care, in the following activities:

- Develop a local “Housing First” model to serve the needs of homeless families, single adults and unaccompanied youth.
- Provide and expand on ready-access for homeless households to store personal belongings and to access transportation services, voicemail, showers and meals during the daytime hours.
- Provide effective street-level outreach services to increase access to housing and services by chronically homeless individuals.
- Respond to urgent short-term needs of homeless persons by the flexible use of community resources.

For 2013, the results of efforts by Homeless Services Consortium agencies and community partners related to Goal #1 include:

- Society of St. Vincent de Paul created a storage program to accommodate the belongings of homeless individuals while they search for employment and housing.

- Tellurian, Porchlight, and Youth Services of Southern Wisconsin worked with homeless youth and adults to connect them with services and housing. With the help of outreach workers, an average of 50 adults per year moved from the street into housing through this effort.

### **Addressing the emergency and transitional housing needs of homeless persons**

Goal #1 of the Community Plan to Prevent and End Homelessness speaks specifically to providing a safety net for homeless persons, while recognizing that this is a short and temporary situation until the households can access permanent housing.

- Provide safe shelter beds for homeless families with children and single adults until such time that other more appropriate housing alternatives are available.
- Provide housing alternatives for unaccompanied homeless youth.
- Ensure safe housing alternatives with ongoing supportive services for victims of domestic violence.
- The City and County partnered with The Salvation Army and The Road Home to provide a year-round overflow warming shelter for homeless families with no other place to go.

In 2013, the Coordinated Entry system began, not only in response to HUD's mandate, but as a more effective way for homeless and at-risk households to access housing and services. While currently not a part of the Community Plan, a new coordinated entry system is addressing the ability of homeless families and single adults to access shelter based on the severity of their barriers, rather than on a first-come, first-serve basis. The move to a single access point for all family shelter is intended to help families move from shelter into housing in the quickest way possible, by eliminating multiple wait lists and moving between shelters.

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

Goal #2 includes activities that provide a wrap-around of support services for both homeless households and those at risk of becoming homeless.

- Increase the availability of effective case management services.
- Increase financial resources to households, so that they are able to afford the cost of housing.
- Advocate for resources to help households maintain housing, such as employment services, medical and dental services, AODA prevention and services, mental health services, childcare, transportation, and education.
- Provide education to help households better manage their resources.
- Build on efforts to improve relationships between those who need housing (tenants) and those who have housing (landlords).
- Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.
- The Dane County Jail Diversion budget for individuals with AODA and mental illness issues has increased more than \$654,000 since 2006.

- Assure households' access to appropriate services by improving the "no wrong door" process used by HSC agencies to direct and refer.

The "no wrong door" approach complements the CoC's coordinated entry project. A unified assessment tool agreed upon by all CoC partners will provide a mechanism for service providers to move the coordinated effort in the same direction, and the partners collectively believe it will be successful in lieu of a centralized triage system.

For 2013, the results of efforts by Homeless Services Consortium agencies and community partners related to Goal #2 include:

- 2,330 families received housing case management services. Since 2005, Homeless Services Consortium agencies have increased their annual capacity each year to offer case management services to families.
- More than 82% of households receiving housing and support services maintained their housing at the 12-month mark.
- 1,899 households received help with budgeting and financial literacy. This number has doubled since 2006.
- 3,381 low-income families received child care financial assistance, an increase over the number who received assistance in 2006.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Both Goals #1 and #2 and their activities speak to providing for the populations mentioned above. The CoC is currently working with the State Workgroup on Homeless Issues on statewide issues of discharge from foster care and corrections.

Persons at risk of homelessness are defined as those who have received notice of an eviction or utility cut-off. While there are a number of factors that contribute to a household's ability to maintain stable housing (e.g., young single parents, physical and mental illnesses, and lack of education), these factors are not considered when determining eligibility for services specifically for those at risk of homelessness.

The City focuses a portion of federal, state and local funds on providing prevention services for those at risk of homelessness. The City works with the County and community-based groups to identify households at risk of eviction, providing them with short-term and temporary rent assistance and/or landlord/tenant mediation services, and linking them with supportive services such as financial management. The City's CDBG Office acts as the lead agency to prevent homelessness, working alongside the Homeless Services Consortium, Dane County's Continuum of Care organization, to implement a variety of activities to reduce the risks of homelessness. The City contracts with Community Action Coalition for South Central Wisconsin to provide short-term rental assistance, limited financial counseling, and landlord/tenant mediation. Nine other nonprofit homeless service agencies create a formalized referral base for eligible households. In 2013, the number of evictions declined from the previous years.

All of the subpopulations mentioned above will benefit from an adequate inventory of affordable housing units (Goal #3). An adequate inventory would ensure that the majority of homeless persons would spend little or no time in emergency shelter, but rather move directly to a permanent housing solution, which increases the chances of success in dealing with other barriers to stability. For example, an unsheltered homeless individual with special needs (such as untreated mental illness and AODA issues) could benefit from a scattered-site Housing First model for providing rent support and services specific to the desires of the participant. Another example, a homeless family with children, fleeing domestic violence, could benefit from an affordable, subsidized housing unit in a neighborhood close to schools. In yet another example, a multi-unit property with supportive services could assist youth as they move from foster care or from other unstable housing situations. This could cut short or eliminate a young adult from being homeless – unsheltered and on the street, or as a “couch surfer” in a number of unsafe situations.

Activities addressing Goal #3 in the Community Plan include:

- Provide a variety of housing units that are affordable for low-income single adults and families with children, and for those with special needs such as mental illness or physical disability.
- Support housing subsidies that will increase the number of private market housing units affordable to low-income households.
- Explore the feasibility of other housing models in the effort to find affordable housing for low-income households.
- Encourage small-scale innovative approaches to preventing and ending homelessness.

## **SP-65 Lead Based Paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Madison works to reduce lead-based paint hazards by requiring sub-recipients and developers 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 down payment assistance programs are also required to comply with the Lead-Based Paint requirements.

The Wisconsin Department of Health and Family Services maintains an online database registry of properties that have been certified as Lead-Free/Lead-Safe. Wisconsin Asbestos and Lead Database Online, known as WALDO, includes 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's 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 provided 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.

CD Division staff will also continue to educate realtors and lenders that utilize mortgage reduction assistance on the dangers of lead paint in City of Madison housing stock.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

The City estimates that there are 66,544 dwelling units within the community that were built prior to 1978, and that 95% of these contain at least some level of lead paint. It should be noted that not all units containing lead paint pose a lead paint hazard. Since many of these dwelling units are relatively well-maintained, the City estimates that only approximately 5% (or 3,327) contain lead hazards, and of these, approximately 80% (2,661) are occupied by low- to moderate-income households. Madison has enjoyed a rapid regeneration of older neighborhoods by moderate- to high-income residents, who have rehabilitated older homes. As a result, Madison's LBP mitigation and education focus is on neighborhoods with higher levels of poverty and older homes.

**How are the actions listed above integrated into housing policies and procedures?**

LPB remediation policies and procedures are included in each housing development contract provided through the CD Division. Contractors are required to follow CDD Rehabilitation Standards, which include local, state and federal requirements on the proper implementation of LBP mitigation. The City has allowed a higher per-unit subsidy for rehabilitation projects that involve lead paint reduction, due to the increased costs of mitigation.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Madison's general anti-poverty strategy is to support the availability and accessibility of employment, education, transportation, health care and family support services to lower-income households. The strategy's goal is to help individuals and families attain greater independence and promote neighborhood involvement.

The City implements the following major strategies to achieve the goal of reducing poverty:

1. Market information about resources to poverty level households;
2. Refine housing assistance programs to better link housing assistance with related resources, such as neighborhood centers, employment resources and community gardens;
3. Improve City service delivery systems so that they are more responsive to neighborhoods where poverty-level families reside in greater numbers, and encourage goals, policies and practices that involve these neighborhoods in City's decision-making processes and revitalization efforts;
4. Increase economic development and employment and training opportunities; and
5. Improve collaboration between local governments, nonprofits, schools and businesses.

**How are the Jurisdiction’s poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City of Madison’s general anti-poverty strategy is coordinated with this affordable housing plan in an effort to support the availability and accessibility of employment, education, transportation, health care and family support services to lower-income households. The strategy’s goal is to help individuals and families attain greater independence and promote neighborhood involvement.

The City implements the following major strategies to achieve the goal of reducing poverty:

1. Market information about resources to poverty level households;
2. Refine housing assistance programs to better link housing assistance with related resources, such as neighborhood centers, employment resources and community gardens;
3. Improve City service delivery systems so that they are more responsive to neighborhoods where poverty-level families reside in greater numbers, and encourage goals, policies and practices that involve these neighborhoods in City’s decision-making processes and revitalization efforts;
4. Increase economic development and employment and training opportunities; and
5. Improve collaboration between local governments, nonprofits, schools and businesses.

Over the next five years, the City will continue to focus revitalization efforts in its Neighborhood Resource Team areas. The City will continue efforts to work more closely with residents, owners and community groups to address emerging revitalization issues. These efforts will continue to:

- Improve public infrastructure within target areas.
- Support Neighborhood Resource Teams, which include representatives from Civil Rights, Building Inspection, Public Health, Police, Community Development Division, Fire and Parks, in each of the five designated areas.
- Increase effectiveness of law enforcement efforts to reduce criminal activity.
- Stabilize the management of rental housing in transitioning and challenged neighborhoods.
- Support efforts of owners and residents to reduce energy consumption.
- Assess and refine the City’s efforts to support resident involvement and empowerment in the community.
- Coordinate City-funded programs and services with other funders, agencies, businesses and neighborhood organizations.

These City efforts will support the reduction of poverty by addressing emerging neighborhood needs, and bringing additional services and opportunities to residents who may have been previously underserved or isolated.



## SP-80 Monitoring – 91.230

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

The City's Community Development Division will ensure that all activities carried out to implement the Consolidated Plan comply with the requirements of CDBG, HOME, ESG and other funding sources as required, while also achieving performance objectives on schedule and within the prescribed budget.

Each agency funded through the City of Madison's Community Development Program will enter into a contract that outlines all requirements, regulations, procedures, and accomplishments associated with the funded activity. Funded agencies will submit progress reports at least quarterly, and reporting periods will be specified in agency contracts. City staff will review reports for contract compliance, including regulations as well as administrative, financial, and programmatic requirements. Timely expenditure of funds will be reviewed on an ongoing basis to ensure compliance with program regulations. Individual meetings with agency staff will occur as necessary to respond to questions and assess project progress. Depending upon the complexity of the project and the funding requirements, the City may also provide orientation training and technical assistance designed to facilitate successful completion of the project.

In addition to the monitoring requirements for each funding source, Community Development Division staff will annually complete at least one on-site visit for selected high-risk projects, to monitor compliance with fiscal, programmatic and regulatory controls, and other requirements. High-risk recipients are identified as those new to the Community Development Program, those with past difficulties in implementing a project, and those with a significant funding allocation. The Community Development Division will also review agency audits and determine whether any related action needs to be taken.

The Community Development Division, along with its Community Development Block Grant Committee, will serve as the lead in the recording, monitoring, and evaluation of the City's progress in achieving the goals and objectives outlined in this Plan. Presentations, updates, and status reports are presented at monthly Committee meetings.

## Annual Action Plan

### AP-15 Expected Resources – 91.220(c)(1,2)

The anticipated resources articulated in the Plan are based on assumptions about future funding levels. Because funding levels are subject to annual Congressional appropriations and changes in funding distribution formulas, the Plan’s accomplishment projections and planned activities are subject to commensurate changes.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,662,984	1,946,258	0	3,609,242	11,272,357	Estimated five-year average annual CDBG Entitlement allocation: \$1,503,068
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	934,135	522,951	0	1,457,086	4,363,514	Estimated five-year average annual HOME PJ allocation: \$679,530
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	152,860	0	0	152,860	577,112	Estimated five-year average annual HESG Entitlement allocation: \$145,995

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
Other	private	Services	18,457	0	0	18,457	75,122	Estimated five-year average annual Future Madison allocation: \$18,716
Other	public - state	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Services Transitional housing Other	280,000	0	0	280,000	1,140,000	Estimated five-year average annual state ETH allocation: \$284,000
Other	public - state	Homebuyer assistance	175,000	0	0	175,000	700,000	Estimated \$300,000 awarded per 2-year HCRI grant period
Other	public - local	Housing Services	2,918,041	0	0	2,918,041	8,140,810	Estimated five-year average annual City allocation: \$2,168,366

**Table 53 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City has developed this Plan with the expectation that the Federal government will provide approximately \$11.5 million over the five-year period, through such programs as CDBG, HOME and HESG. The City expects to leverage these funds with its own housing funds, as well as State of Wisconsin funds for homeless services and homebuyer assistance.

**If appropriate, describe publicly-owned land or property located within the jurisdiction that may be used to address the needs identified in the Plan.**

Not applicable.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Supply	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$445,884 HOME: \$949,173 City of Madison: \$725,000	34 units of rental housing constructed  4 units of homeowner housing added  206 units of homeowner housing rehabilitated
2	Housing Assistance	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Affordable Housing	CDBG: \$291,159 HOME: \$364,500 ESG: \$137,574 City of Madison: \$742,888 ETH (ESG / THP / HPP): \$275,800 HCRI: \$169,000	59 homebuyers provided with direct financial assistance  8,353 homeless persons assisted with overnight shelter  1,753 persons assisted through homelessness prevention services
3	Job Creation and Community Business Development	2015	2019	Non-Housing Community Development	Economic Development and Employment Opportunities	CDBG: \$1,240,224	48 jobs created
4	Small Business (Micro-Enterprise) Development	2015	2019	Non-Housing Community Development	Economic Development and Employment Opportunities	CDBG: \$514,055	53 businesses assisted
5	Adult Workforce Development	2015	2019	Non-Housing Community Development	Economic Development and Employment Opportunities	City of Madison: \$545,247	3,283 job-seekers assisted through employment training
6	Neighborhood Centers and Community Gardens	2015	2019	Non-Housing Community Development	Strong and Healthy Neighborhoods	CDBG: \$375,883 City of Madison: \$990,019 Future Madison: \$18,457	64,858 persons assisted through participation in neighborhood centers and/or gardens activities
7	Capital Improvements for Community Organizations	2015	2019	Non-Housing Community Development	Strong and Healthy Neighborhoods	CDBG: \$45,000	6,000 persons assisted through the creation or improvement of Public Facilities or Infrastructure

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
8	Neighborhood Revitalization Plans and Projects	2015	2019	Non-Housing Community Development	Strong and Healthy Neighborhoods Effective Planning and Program Administration	CDBG: \$114,440	10,000 persons assisted through concentration neighborhood planning efforts and associated revitalization activities
9	Planning and Administration	2015	2019	Planning / Administration	Effective Planning and Program Administration	CDBG: \$582,597 HOME: \$143,413 ESG: \$15,286 City of Madison: \$207,775 ETH (ESG / THP / HPP): \$4,200 HCRI: \$6,000	90 contracts managed by CDD staff

**Table 54 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Housing Supply
	<b>Goal Description</b>	Preserve, improve and expand the supply of affordable housing for homeowners and renters.
2	<b>Goal Name</b>	Housing Assistance
	<b>Goal Description</b>	Improve housing stability for homebuyers, renters, homeless and special needs populations.
3	<b>Goal Name</b>	Job Creation and Community Business Development
	<b>Goal Description</b>	Create jobs, particularly for under-represented individuals, by supporting new or expanding businesses.
4	<b>Goal Name</b>	Small Business (Micro-Enterprise) Development
	<b>Goal Description</b>	Assist entrepreneurs, particularly those from under-represented populations, seeking to start or grow small businesses and micro-enterprises (as defined by HUD) that create jobs.

5	<b>Goal Name</b>	Adult Workforce Development
	<b>Goal Description</b>	Provide needed support and opportunities to help individuals overcome barriers to gainful employment and achieve economic stability.
6	<b>Goal Name</b>	Neighborhood Centers and Community Gardens
	<b>Goal Description</b>	Create, enhance, or sustain the development and operation of physical assets, such as neighborhood centers, community gardens or other physical amenities that help bring people of diverse backgrounds together, serve as neighborhood focal points, or help residents develop skills or take advantage of opportunities that will strengthen neighborhoods.
7	<b>Goal Name</b>	Capital Improvements for Community Organizations
	<b>Goal Description</b>	Create or improve safe, accessible, energy-efficient and well-maintained community and neighborhood facilities.
8	<b>Goal Name</b>	Neighborhood Revitalization Plans and Projects
	<b>Goal Description</b>	Help residents within designated neighborhoods identify, plan for, and implement projects and activities that promise to enhance the quality of life for neighborhood residents.
9	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Implement a well-managed Community Development Program with effective progress toward five-year goals.

## AP-35 Projects – 91.220(d)

The City of Madison’s Community Development Division, through CDD-staffed citizen committees, makes its funding allocation decisions based on proposals received as part of a two-year RFP process. Through this process, funds are awarded to eligible activities that support the goals and address the priority needs articulated as part of the Strategic Plan. The expected resources cited in the Request For Proposals are based on assumptions about future funding levels, and the allocations awarded to activities are contingent upon the City’s receipt of sufficient funds for the two-year period covered by the RFP.

### Projects

#	Project Name
1	Owner-Occupied Housing Rehab
2	Rental Housing Development
3	Owner-Occupied Housing Development
4	Homebuyer Assistance
5	Homeless and Special Needs Populations
6	Housing Resources
7	Job Creation & Community Business Development
8	Small Business (Micro-Enterprise) Development
9	Adult Workforce Preparedness
10	Neighborhood Centers & Community Gardens
11	Capital Improvements for Community Organizations
12	Neighborhood Revitalization Plans & Projects
13	Overall Program Administration
14	ESG15 Madison

**Table 55 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The allocation of funds for the projects listed in this Action Plan are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of the 2015-2019 Strategic Plan.

The primary obstacle to addressing underserved needs continues to be the diminishing availability of funds vis-à-vis the increasing funding needs of the nonprofit agencies with whom the City contracts for services. To illustrate this point, the City received funding proposals requesting over \$4.2 million through a recent RFP process in which only an estimated \$2.6 million was available.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Owner-Occupied Housing Rehab
	<b>Goals Supported</b>	Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$314,833 HOME: \$100,000 City of Madison: \$25,000
	<b>Description</b>	Preserve and Improve the supply of affordable housing for homeowners
	<b>Planned Activities</b>	Deferred Payment Loan Program PH Home Repair Program
2	<b>Project Name</b>	Rental Housing Development
	<b>Goals Supported</b>	Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$131,051 HOME: \$599,472 City of Madison: \$600,000
	<b>Description</b>	Preserve, improve and expand the supply of affordable housing for renters
	<b>Planned Activities</b>	CWD Affordable Rental Housing MO Rental Housing Development Housing Development Reserve Fund activities TBD
3	<b>Project Name</b>	Owner-Occupied Housing Development
	<b>Goals Supported</b>	Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$249,701 City of Madison: \$100,000
	<b>Description</b>	Expand the supply of affordable housing for homeowners
	<b>Planned Activities</b>	CDA Mosaic Ridge Homeownership WPHD Affordable Single-Family Housing Development Housing Development Reserve Fund activities TBD

4	<b>Project Name</b>	Homebuyer Assistance
	<b>Goals Supported</b>	Housing Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$200,000 HOME: \$364,500 HCRI: \$169,000
	<b>Description</b>	Improve housing stability for homebuyers
	<b>Planned Activities</b>	Home-Buy The American Dream (HBAD) Program Habitat Affordable Homeownership for Families MO Homeownership Program
5	<b>Project Name</b>	Homeless and Special Needs Populations
	<b>Goals Supported</b>	Housing Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	City of Madison: \$742,888 ETH (ESG / THP / HPP): \$275,800
	<b>Description</b>	Improve housing stability for renters, homeless and special needs populations
	<b>Planned Activities</b>	Briarpatch Youth Shelter Operations CAC Housing Crisis Hotline (Coordinated Intake) DAIS Housing Related Financial Aid DCHS Transportation Services for Homeless LSS Off the Square Club Porchlight Support Services & Operations Porchlight DIGS Program Porchlight Shelter Case Manager Porchlight Outreach Worker Porchlight Eliminating Barriers to Stable Housing Porchlight MPL Case Management Project Bubbles Laundry Services for Homeless Sanctuary Storage Temporary Lockers for Homeless TSA Single Women Shelter Case Management TRC Bilingual Housing Resources Specialist YWCA Mifflin Street Housing First YWCA / Time Bank Homeless Restorative Court Program Rent subsidy, shelter, and homelessness prevention activities TBD through 2015 state RFP process
6	<b>Project Name</b>	Housing Resources
	<b>Goals Supported</b>	Housing Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$91,159
	<b>Description</b>	Provide information or other non-monetary resources to LMI persons, and support access to affordable housing opportunities
	<b>Planned Activities</b>	FHC Fair Housing Services and Testing IL Home Modification

7	<b>Project Name</b>	Job Creation & Community Business Development
	<b>Goals Supported</b>	Job Creation and Community Business Development
	<b>Needs Addressed</b>	Economic Development and Employment Opportunities
	<b>Funding</b>	CDBG: \$1,240,224
	<b>Description</b>	Create jobs, especially for under-represented individuals, by supporting new or expanding businesses
	<b>Planned Activities</b>	CWD Neighborhood Revitalization / Equity Fund MDC Business Loan Program Economic Development Reserve Fund activities TBD
8	<b>Project Name</b>	Small Business (Micro-Enterprise) Development
	<b>Goals Supported</b>	Small Business (Micro-Enterprise) Development
	<b>Needs Addressed</b>	Economic Development and Employment Opportunities
	<b>Funding</b>	CDBG: \$514,055
	<b>Description</b>	Assist entrepreneurs, particularly those from populations that are under-represented, seeking to start or grow small businesses and micro-enterprises (as defined by HUD) that create jobs
	<b>Planned Activities</b>	LCC Small Business Technical Assistance MBCC Smarter Black Businesses WWBIC Business Development Loans Economic Development Reserve Fund activities TBD
9	<b>Project Name</b>	Adult Workforce Preparedness
	<b>Goals Supported</b>	Adult Workforce Development
	<b>Needs Addressed</b>	Economic Development and Employment Opportunities
	<b>Funding</b>	City of Madison: \$545,247
	<b>Description</b>	Provide needed support and opportunities to help individuals overcome barriers to gainful employment and achieve economic stability
	<b>Planned Activities</b>	CTI Construction Employment Initiative CTI Skilled Trades Apprenticeship Readiness Training (START) GCC Supporting Successful Employment KH Adult Resource Development Literacy Network College Success Employment Training Literacy Network Meadowood Computer Skills / Employment Literacy LCEC Building Employment and Technology Skills (BEATS) MUM Just Bakery Omega School GED/Basic Skills OFS OPTIONS Program ULGM ADVANCE Employment Services ULGM Job Services Network VCNC Latino Academy of Workforce Development VCNC Caminando Juntas Pre-Employment Program WRC Worker Education & Engagement Initiative YWCA Comprehensive Employment Services YWCA Yweb Career Academy

10	<b>Project Name</b>	Neighborhood Centers & Community Gardens
	<b>Goals Supported</b>	Neighborhood Centers and Community Gardens
	<b>Needs Addressed</b>	Strong and Healthy Neighborhoods
	<b>Funding</b>	CDBG: \$375,883 City of Madison: \$990,019 Future Madison: \$18,457
	<b>Description</b>	Create, enhance or sustain the development and operation of physical assets, such as neighborhood centers, community gardens or other physical amenities that help bring people of diverse backgrounds together, serve as neighborhood focal points, or help residents develop skills or take advantage of opportunities that will strengthen neighborhoods
	<b>Planned Activities</b>	BGC Allied Neighborhood Center Support BGC Taft Neighborhood Center Support BLPW Neighborhood Center Support CGW Community Garden Leadership Development & Self-Management CRC Resilience Neighborhood Center Support EMCC Neighborhood Center Support GCC Neighborhood Center Support KH Neighborhood Center Support LCEC Neighborhood Center Support MSCR Meadowood Neighborhood Center Support NH Neighborhood Center Support Park Edge / Park Ridge Community Center Operations VCNC Neighborhood Center Support Wil-Mar Neighborhood Center Support WYFC Neighborhood Center Support WYC Theresa Terrace Neighborhood Center Support
11	<b>Project Name</b>	Capital Improvements for Community Organizations
	<b>Goals Supported</b>	Capital Improvements for Community Organizations
	<b>Needs Addressed</b>	Strong and Healthy Neighborhoods
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Create or improve safe, accessible, energy-efficient and well-maintained community and neighborhood facilities
	<b>Planned Activities</b>	Acquisition/Rehab Reserve Fund activities TBD
12	<b>Project Name</b>	Neighborhood Revitalization Plans & Projects
	<b>Goals Supported</b>	Neighborhood Revitalization Plans and Projects
	<b>Needs Addressed</b>	Strong and Healthy Neighborhoods Effective Planning and Program Administration
	<b>Funding</b>	CDBG: \$114,440
	<b>Description</b>	Help residents within designated neighborhoods identify, plan for, and implement projects and activities that promise to enhance the quality of life for neighborhood residents
	<b>Planned Activities</b>	Concentration Neighborhood Planning Neighborhood Revitalization Projects (Census Tracts TBD)

13	<b>Project Name</b>	Overall Program Administration
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Effective Planning and Program Administration
	<b>Funding</b>	CDBG: \$582,597 HOME: \$143,413 City of Madison: \$207,775 ETH (ESG / THP / HPP): \$4,200 HCRI: \$6,000
	<b>Description</b>	Provides staffing for City Community Development Program development, staffing of CDD Committees, contract development and monitoring, and general program management; also provides support services including affirmative action, public information, historic preservation, administrative, and bid services
	<b>Planned Activities</b>	Direct Administration and Support Services Futures Fund Reserve activities TBD
14	<b>Project Name</b>	ESG15 Madison
	<b>Goals Supported</b>	Housing Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	ESG: \$152,860
	<b>Description</b>	Improve housing stability for homeless
	<b>Planned Activities</b>	ESG15 Homelessness Prevention, including: - Porchlight DIGS - Tellurian ReachOut (Downtown Outreach) - TRC Bilingual Housing Specialist - TRC Housing Mediation Services  ESG15 Shelter, including: - TSA Emergency Family Shelter (Warming House)  ESG15 HMIS Services  ESG15 Administration

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Madison is part of a dynamic and growing region, is the seat of the State of Wisconsin and Dane County government, and has more than 100 very active neighborhood, business 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 City has chosen to describe its goals and objectives primarily in terms of the functional components of a well-developed community: providing affordable housing, expanding employment opportunities and enhancing neighborhood vitality by supporting new and existing businesses, and strengthening neighborhoods by providing opportunities that expand neighborhood cohesion and stability. The City has identified within each goal area a

geographic priority to stabilize or improve areas of high priority to the City, including Neighborhood Resource Teams focus areas. These areas are comprised of neighborhoods that have high concentrations of poverty.

The City also intends to prioritize and allocate a small portion of its funds annually (approximately 4% of CDBG entitlement funds) to activities that seek to improve neighborhoods, and provide a low/moderate area (LMA) benefit. These efforts will focus on the Neighborhood Revitalization Plans & Projects objective within the Plan.

The City's Neighborhood Revitalization Program targets neighborhoods with high concentrations of low- and moderate-income persons for a special planning and project development process. The CDBG Committee and Common Council (using census tract data, such as number of LMI individuals, race, ethnicity, age and housing tenure) selects appropriate target neighborhoods for this process. The process involves a three-year period for each neighborhood, with the first year involving close work with a neighborhood association and a steering committee composed of representatives of the area. This steering committee works closely with the support of a CDBG-funded City planner to identify the neighborhood's needs and develop a neighborhood plan. This planning phase is followed by two years of active funding by the City, a process which encourages the development of neighborhood activities, and rewards the hard work and commitment of neighborhood residents in considering their neighborhood's needs.

**Rationale for the priorities for allocating investments geographically**

Census Tracts where 51% of the individuals meet HUD's low/moderate-income standards (80% or less of the area median income) are identified as target areas for investment. (See the map included as Appendix D, for census tracts identified by the City as target areas for the current Strategic Plan and Year 1's Action Plan.)

The City also considers Neighborhood Resource Team (NRT) areas with high concentrations of poverty a priority for investment. (See map in Appendix C for NRT areas identified by the City as high priority.)

**AP-55 Affordable Housing – 91.220(g)**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	298
Special-Needs	5
Total	303

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	38
Rehab of Existing Units	206
Acquisition of Existing Units	59
Total	303

**Table 57 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Actions planned during the next year to address the needs to public housing**

The City has received funding to build 48 new housing units. Construction will take place over the next year.

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

The CDA does not have a Resident Management Corporation nor a Public Housing Homeownership Program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Describe the jurisdictions one-year goals and actions for:**

- **Reducing and ending homelessness, including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**
- **Addressing the emergency shelter and transitional housing needs of homeless persons.**
- **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**
- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Responses to these items are addressed in Appendix E.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

The cost of developing, maintaining, and improving affordable housing in the City of Madison is affected by several key factors. Among the most important of these are the time it takes developers to take a project from start to finish; the clarity and ease of use of zoning codes; and property tax policies. The City has identified these as barriers to affordable housing and is in the process of implementing strategies to remove their negative effects.



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

The City zoning code is one of the primary tools the City uses to regulate development. The code has sometimes been confusing and difficult for developers to use. In 2013, the City completed a major rewrite of its zoning code (MGO Chapter 28). The result was a much-improved code that is easier for affordable housing developers to use and understand. The previous code was originally adopted in 1966. Until the new code was adopted, nearly every housing project, whether market-rate or affordable, required a rezoning to a unique Planned Development District in order to accommodate it. The City will continue to monitor use of its zoning code with an eye toward addressing issues that may impact the development of affordable housing.

Through its zoning code, the City now allows several additional housing types that it believes will encourage the development of additional affordable housing units:

- Accessory dwelling units (ADUs, sometimes called “granny flats”) are now allowable as a conditional use on single-family lots, which can provide new small-scale affordable housing opportunities.
- Cooperative housing is more broadly allowed.
- In some zoning districts, housing projects with up to eight units are allowable as a permitted use. Under the previous code, any building with over two units required conditional use review. This was often onerous for small-scale projects or conversions.
- In many zoning districts, the code allows for and encourages residential units in mixed-use buildings. Previously, this was allowable only with unique Planned Development zoning.

**Discussion:**

The City is working toward establishment of a formal Development Services Center that would provide a central location for information on the development, review, permitting, and inspection processes of all City agencies. Staff of the Development Services Center would work to streamline the development process with the goal of improving timeliness, and thus reducing developer costs associated with developing affordable housing. Currently, City staff holds weekly Development Assistance Team meetings, which include staff from all agencies who would participate in the Development Services Center. The Community Development Division will participate in the operational aspects of this system as it is developed. The Division will also continue to review and evaluate its efforts to fund affordable housing, and where possible, seek Council action to remove non-financial obstacles to the construction of affordable housing within the City.

Another important tool under development that will support the development of affordable housing is ELAM (Enterprise Land Asset Management). Currently, Accela software is being used by many departments as a central database, records, and reporting system for permitting, plan review, and related processes.

Fees and charges for land use requests such as re-zonings, conditional uses, and demolition permits, fees are waived for nonprofit groups, who sometimes do affordable housing projects.

Property tax exemption is another issue that impacts the ability to develop affordable housing. With the implementation of relatively recent State legislation, property owned by nonprofit benevolent associations can be developed as low-income housing and be exempt from local property taxes. Without this provision, owners

of these kinds of low-income housing projects would pay property tax, resulting in increased expenses that would almost certainly be passed on to tenants in the form of higher rents.

Community Development Division staff will continue to meet periodically with Third Sector Housing, a group of nonprofit housing development agencies. An important goal of these meetings will be to enhance coordination and collaboration associated with the development of affordable housing. The CDD will work with Third Sector representatives to identify ways to improve the capacity of nonprofit housing development organizations, and streamline the City funding and contracting processes.

### **AP-85 Other Actions – 91.220(k)**

#### **Actions planned to:**

- **Address obstacles to meeting underserved needs**
- **Foster and maintain affordable housing**
- **Reduce lead-based paint hazards**
- **Reduce the number of poverty-level families**
- **Develop institutional structure**
- **Enhance coordination between public and private housing and social service agencies**

All proposed actions associated with the City’s Consolidated Plan are described in the specific related sections of the Plan. These include underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structure, and enhancing coordination between public and private housing and social service agencies.

### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

The City uses CDBG program funds to ensure decent affordable housing, to provide services to the most vulnerable in our communities, to create jobs through the expansion and retention of businesses and to support strong and healthy neighborhoods. Not less than 70 percent of CDBG funds are used for activities that benefit low- and moderate-income persons, and each funded activity meets one of the following national CDBG objectives:

- benefit low- and moderate-income persons,
- prevention or elimination of slums or blight, or
- address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$ 250,000
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$ 0
3. The amount of surplus funds from urban renewal settlements	\$ 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$ 0
5. The amount of income from float-funded activities	\$ 0
<b>Total Program Income:</b>	<b>\$ 250,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income	88 %
3. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	2015

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Not applicable.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The Community Development Division will use recapture provisions for all assistance provided as direct subsidies allowable in homebuyer activities per 92.254. Direct subsidies will be provided in the form of a zero percent interest bearing loan with shared appreciation due upon the sale, transfer of title or the unit no longer remaining owner-occupied. CDD will recoup the amount invested in the property plus shared appreciation. The recapture amount is based on the net proceeds available from the sale, rather the entire amount of the HOME investment. "Net proceeds" is defined as the sales price minus superior loan repayment and any closing costs incurred by the borrower(s). CDD will record with the Register of Deeds a Mortgage and a written agreement with the City of Madison to enforce the recapture provisions and Period of Affordability requirements of 92.254 on each property.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds [see 24 CFR 92.254(a)(4)] are as follows:**

All units acquired with HOME funds for homebuyer activities (92.254) are limited to a sales price of 95% of the median area purchase price, which is determined by HUD annually. Housing must be acquired by a homebuyer whose family qualifies as a low-/moderate-income family and the housing must be the principal residence of the family throughout the period of affordability. All homebuyers who receive financing through HOME homebuyer activities (92.254) will sign a written agreement and mortgage documentation directly with the City of Madison. These contract documents state that the homebuyer will ensure the property remains their principal residency during the period of affordability, as determined by the funding amount. The documentation also includes recapture provisions that ensure the City will recoup all or a portion of the HOME assistance to the homebuyer. Recapture is based on shared appreciation of the direct HOME subsidy provided to the homebuyer. The City of Madison cannot recapture more than is available from the net proceeds of a sale (whether voluntary or involuntary). "Net proceeds" are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer. The City's loan portfolio is reviewed annually to determine if the home remains the borrower's primary residence. This is done through tax assessment information and through sending verification through US Mail to the household, requesting a survey to be completed and returned by annual auditors.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The CDD does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

## **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

**1. Include written standards for providing ESG assistance. (May include as attachment.)**

See Appendix F.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

In 2013, the City of Madison convened a committee of CoC providers for the purpose of designing a local model to address the need for a crisis response to providing emergency housing and services to homeless persons and those at imminent risk of homelessness. A survey was designed and implemented by the represented agencies, to ascertain how homeless persons prefer to receive information and referrals to necessary housing and services. The group created a model that became the basis for a 2013 City request for proposals to identify a nonprofit entity to provide these services. Community Action Coalition for South Central WI, Inc. (CAC) was selected, a contract negotiated, and services started in the fall of 2013. The project is funded entirely with City money.

The initial phase of the coordinated entry system, now known as the Housing Crisis Hotline, was designed to provide information and referral to all callers. A more extensive assessment and provision of support services were provided to a pilot population identified by the Coordinated Entry Committee of the CoC: households homeless for less than six months.

In 2014, the City's Community Development Committee approved an increase in City-funding to CAC to expand on the Phase One activities on two fronts:

- Add homeless single adults to the pilot population that receives a full assessment and supportive services, and
- Support one entry point for all homeless families with children through The Salvation Army.

The change to one entry point for homeless families with children includes the first use of the VI-SPDAT assessment tool to assist in quantifying the vulnerability of each household in order to ensure that those most in need are prioritized for shelter. This provides an easier (and hopefully, less stressful) way for families to access needed short-term safety net housing. It eliminates the need to call more than one shelter for openings and eliminates the need of households on the prioritized list to call each day to indicate that the need for shelter still exists. As part of this change, Hotline callers are now greeted with a message that directly connects homeless individuals and families with the appropriate shelter provider, while also providing an option to talk with Hotline staff. The contract between the City and CAC will run through the end of 2016.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

Emergency Solutions Grant (ESG) funds are combined with other federal (HOME, CDBG) and City funds as part of the biennial summer funding process. The CDBG Committee approves a funding framework

document that describes for local nonprofits providing housing and services for homeless people what activities will receive priority as part of its request for proposals in the spring every two years. After reviewing proposals and receiving information from the public, funding decisions are made by the CDBG Committee and submitted to the Common Council for approval as part of the annual operating budget process. Funded agencies then enter into a two-year contract with the City and start providing housing/services at the beginning of the next calendar year.

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City contracts with nonprofit organizations providing housing and services to homeless and at-risk households using City, state and federal funds. The City receives ESG funds in its role as an Entitlement city, and also receives ESG funds that pass through the state, as the applicant for Madison/Dane County CoC agencies. A requirement for receiving City, state or federal dollars is that at least one homeless or formerly homeless person serve on either the agencies' Boards of Directors or other policy making group. Each agency must identify to the City which Board member fills that requirement. The information is noted by the City as having complied with the homeless participation requirement, while maintaining the confidentiality of the individual (if desired). The disclosure of homeless status is then in the hands of the individual Board or Committee member.

In addition, the Homeless Services Consortium (HSC), which serves as the City's CoC, has many members who are homeless or formerly homeless. Of the eleven voting members of the HSC Board of Directors, two elected members are homeless or formerly homeless, as mandated by the group's by-laws. All state and federal funding decisions are reviewed and approved by the HSC Board of Directors.

5. **Describe performance standards for evaluating ESG.**

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

- Agency is on-course to spend 100% of its awarded funds by the end of the contract;
- Agency is on-course to meet its proposed goal number of households receiving assistance;
- 100% data quality in Wisconsin ServicePoint;
- Frequency at which the agency solicits client feedback on services provided;
- Agency submits requested reports to the City in a timely manner;
- Agency's program served: (a) chronically homeless, (b) persons with mental illness or AODA, (c) veterans, (d) victims of domestic abuse, and/or (e) served unaccompanied youth;
- Agency meets goal for % of participants remaining or leaving for stable housing;
- Agency meets goal for % of participants who did not enter shelter within 12 months;
- Agency meets goal for % of participants who maintain housing at six months; and
- Agency meets goal for % of unsheltered participants who move into housing.

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# APPENDICES

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# 2015-2019 City of Madison Consultation and Citizen Participation

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*This section summarizes the key findings from the consultation and citizen participation efforts of the City of Madison’s 2015-2019 Five- year Consolidated Plan, as well as provides the documentation used to collect the information.*



## City of Madison and Dane County Consultation/Citizen Participation Focus Group: (Name of focus group)

(Date)

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The City of Madison and Dane County need your input on where to focus the housing and community development funds our local government will receive during the next **five years** (2015-2019). The City and County are starting a process called the Consolidated Plan, which will determine how the funds will be spent.

### Instructions:

Currently, funding is focused on four general areas: Affordable Housing, Economic/Business Development, Neighborhoods and Access to Resources. Activities must generally benefit low and moderate income persons. If you were provided a total of \$100, how you would allocate your resources to the following areas, based on your knowledge of community needs?

\$ \_\_\_\_\_ **Housing**  
(Improve and expand affordable housing options)

\$ \_\_\_\_\_ **Business/Economic Development**  
(Expand business to create jobs and assist with the development of small businesses)

\$ \_\_\_\_\_ **Strengthening Neighborhoods and Community Service Facilities and Community Focal Points**  
(Strengthen neighborhoods through the operation of neighborhood centers, community gardens and implementation of strategic neighborhood revitalization efforts)

\$ \_\_\_\_\_ **Access to Resources**  
(Increase the access of low and moderate income households and community groups to resources through the improvement of community service facilities, enhancement of information services and employment and training opportunities)

### Comments:

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**Instructions:**

Please rank the activities in each section, from one (1) being of Highest Importance to four (4) being of Lowest Importance.

**Affordable Housing (Rank 1-4)**

- \_\_\_ Develop new affordable rental units
- \_\_\_ Develop new affordable owner-occupied units
- \_\_\_ Rehabilitate existing housing units
- \_\_\_ Provide down payment and closing cost assistance for homebuyers

**Homeless Services and Facilities (Rank 1-4)**

- \_\_\_ Case/Care Management
- \_\_\_ Prevention/Outreach
- \_\_\_ Rental Assistance
- \_\_\_ Expand shelters and transitional housing units

**Strengthen Neighborhoods (Rank 1-4)**

- \_\_\_ Expand or rehabilitate existing neighborhood centers
- \_\_\_ Create new neighborhood centers in high needs areas
- \_\_\_ Make accessibility improvements (ADA compliance) to community services facilities
- \_\_\_ Support initiatives to strengthen and develop neighborhood leadership and capacity (e.g. community gardens)

**Business/Economic Development (Rank 1-4)**

- \_\_\_ Develop business incubators
- \_\_\_ Provide technical assistance to emerging and existing businesses
- \_\_\_ Offer job skills training and/or retraining
- \_\_\_ Support façade improvements/energy efficiency improvements in commercial space

### Timeline of Consultation Groups

November 5, 2013	Homeless Services Consortium (CoC)
November 12, 2013	Housing Provider Group
November 21, 2013	Economic Development Group
December 3, 2013	Neighborhood Center Group
December 3, 2013	Community Gardens/leadership Group
December 4, 2013	Madison Dept Planning, Community and Economic Development Group
December 18, 2013	City of Madison All Dept Group
January 15, 2014	Equity and Civil Rights Group
January 16, 2014	Other Funders Group

**Summary of response/attendance.** One hundred twenty-eight people attended focus group sessions listed above. One participant also submitted a written response. Participants were given a worksheet at the start of each focus group that listed current City of Madison goals and priorities to instigate conversation about future needs.

#### **Summary of Findings**

This section summarizes the comments and discussions at the Consolidated Plan consultation focus group meetings and collected through the housing and community development needs worksheets. Participants of the focus groups expressed specific concern for four common themes; housing needs, employment needs, programming needs and community engagement needs.

**The top concerns for housing needs** include development of both affordable rental housing and owner occupied housing. Prices in City of Madison are a barrier to many low-moderate income households. The population of Madison continues to increase while housing inventory has not expanded with the same growth rate.

Developers would like a streamlined process for planning, zoning and funding approval. A comprehensive housing strategy for Madison is also a high priority need requested by developers to know the current housing needs/demands of the market.

Need to improve current housing stock. Neighborhoods are 50-60 years old with deteriorating properties. This needs to be done strategically while also making sure housing maintains affordability.

Incredible growth in baby boomers (25-30% growth). Need to make sure there is appropriate housing for elderly people coupled with health care needs as 40-50% of that population need some professional care.

Need to look at targeting affordable housing development, target areas that have high housing cost, close to employment opportunities and transportation. Incentives to developers is encouraged for affordable housing development in high cost areas.

Should be a commercial component to housing. Look at utilizing mixed use development to encourage business growth as well as housing opportunities.

Housing for mental health issues and chemical sensitivity is a need.

Demographics are changing for Madison and data trends should continue to track the age, income and size of households to ensure proper housing is being built. There is a need for increase bedroom size for larger families.

There is an increase in homeless teenagers that are unable to access current shelters.

**Concerns about program and neighborhood funding** include discussion about the importance of job training, business growth and leadership development in neighborhoods.

There is a need to remove barriers within the community, community members need to be engaged and continue to be part of policy decisions and planning. A coordinated, transparent, accountable and systematic way of making decisions.

There is an increase in the need for programming for youth, seniors and people with disabilities. Due to decrease in funding Neighborhood Centers are filling in gaps to support families and need more support for overall programming. Whole families need to have resources available to them.

There needs to be more support/mentorship programs for young mothers to education them on housing needs and laws.

Youths need to be connected better with schools and access to technology.

City needs to support more community leadership development to build networks in neighborhoods. The social infrastructure in the community is as important as developing actual buildings.

All city departments and city plans need to be better integrated together in order to support specific neighborhoods planning.

Economic Development should be attracting business that can pay a living wage. Families working for minimum wage find it not feasible to afford rent. The larger units are on the outskirts of town with lack of transportation.

Financial education programming and basic budgeting skills are needed.

Need to create jobs in lower income neighborhoods for minorities within those communities. People have experience but not business skills. Technical assistance is needed for small businesses to succeed.

Transportation needs to be addressed, missing opportunities because low income individuals cannot access jobs.

There is a need for community space for events. Madison should look at how available space is currently measured in existing centers/private facilities that make them self sufficient. Analyze how city can utilize parks and city facilities as organized space so that neighborhoods can do community building and create leadership opportunities in neighborhoods.

Need for infrastructure to support the people using land in community gardens. If the goal is social change look at trying to have an outcome of civic engagement or social capital.

Need for nature based play areas, innovated models that include as many people as possible in planning.

There can be no more silos between community funding partners, need to work together to actually address root issues in neighborhoods of poverty.

Need to build capacity of non-profits, strong non-profits will continue to improve the quality of programming.

More coordination is needed for employment programs and job training. The gap is widening of the skills entry level workers have after high school and the jobs that are available. There needs to be a linkage to what training programs are offered and the current or future need of the workforce.

Should be measuring what impact economic centers have in creating jobs, the access of transportation, child care and affordable housing for the people using any services related to job training.

New businesses need to access capital financing. These are huge impacts to development of businesses in communities.



# City of Madison and Dane County Are Seeking Your Input

## Why are the City and County interested?

The City of Madison and Dane County need your input on where to focus the housing and community development funds our local government will receive during the next **five years** (2015-2019). The City and County are starting a process called the Consolidated Plan, which will determine how the funds will be spent.

In 2013, the City of Madison used the previously completed Consolidated Plan (2009-2014) to allocate approximately \$2.8 million in federal grant funds, while Dane County allocated \$1.4 million. Currently, funding is focused on four general areas: Affordable Housing, Economic/Business Development, Neighborhoods and Access to Resources. Activities must generally benefit low and moderate income persons. Citizen participation is a vital step in determining community needs, and your input will assist us in determining where we should focus our efforts.

### Instructions:

We ask that you review the survey information attached. Using a one (1) through seven (7) scale indicate your level of importance for funding, from one (1) being of Lowest Importance to seven (7) being of Highest Importance.

Surveys need to be completed and submitted to City of Madison Community Development Division by **November 26, 2013**. Completed surveys can be mailed to:

Community Development Division  
215 Martin Luther King Jr Blvd, Rm 225  
PO Box 2627  
Madison, WI 53703-2637

Or emailed to [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com)

Describe yourself by checking all that apply:

- Community organization/Non-profit staff
- Housing Developer
- Local government staff or public official (inc. CC & County Board)
- City/County Committee or Commission member
- Local business owner
- Neighborhood activist/Neighborhood association member
- Resident of City of Madison
- Resident of Dane County (outside of City of Madison)
- None of the above

**Instructions:**

We ask that you review the survey information below. Using a one (1) through seven (7) scale indicate your level of importance for funding, from one (1) being of Lowest Importance to seven (7) being of Highest Importance.

<i>Lowest Importance</i>	<i>Highest Importance</i>
1                    2                    3                    4                    5                    6                    7	

**Affordable Housing:**

Acquire and demolish blighted properties

1                    2                    3                    4                    5                    6                    7

Increase supply of affordable owner-occupied single family homes

1                    2                    3                    4                    5                    6                    7

Increase supply of affordable rental housing

1                    2                    3                    4                    5                    6                    7

Rehabilitate existing rental and owner-occupied housing

1                    2                    3                    4                    5                    6                    7

Provide incentives for the development of affordable housing in areas with easy accesses to jobs, grocery stores, a bus line and other key amenities

1                    2                    3                    4                    5                    6                    7

Offer loans for down payment/closing costs assistance to first time home buyers

1                    2                    3                    4                    5                    6                    7

Offer loans to homeowners to address safety violations and home upgrades

1                    2                    3                    4                    5                    6                    7

Increase supply of 3+ bedroom affordable rental housing

1                    2                    3                    4                    5                    6                    7

Increase supply of housing for seniors (65+ housing)

1                    2                    3                    4                    5                    6                    7

Develop a Comprehensive Housing Strategy

1                    2                    3                    4                    5                    6                    7

Provide incentives to increase supply of affordable rental housing for very low income households

1                    2                    3                    4                    5                    6                    7

Provide incentives for the rehabilitation of existing affordable units to prevent their replacement with high cost units

1                    2                    3                    4                    5                    6                    7

Increase supply of permanent housing for chronically homeless individuals

1                    2                    3                    4                    5                    6                    7

Increase supply of non-traditional housing types (e.g, co-ops, co-housing, Land Trust)

1                    2                    3                    4                    5                    6                    7

Additional comments about affordable housing:

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**Business/Economic Development:**

Provide financial assistance to emerging and existing businesses (loan/grant programs to help businesses start up and expand)

1                    2                    3                    4                    5                    6                    7

Offer job skills training and/or retraining (to increase skill level of the workforce)

1                    2                    3                    4                    5                    6                    7

Develop business and industrial parks

1                    2                    3                    4                    5                    6                    7

Provide technical assistance to emerging and existing businesses (counseling and training for business owners and managers)

1                    2                    3                    4                    5                    6                    7

Support façade improvements/energy efficiency improvements in commercial space

1                    2                    3                    4                    5                    6                    7

Develop business incubators

1                    2                    3                    4                    5                    6                    7

Provide greater technical assistance to underrepresented city businesses (minority and women owned)

1                    2                    3                    4                    5                    6                    7

Additional comments about Business/Economic Development:

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**Strengthening Neighborhoods, Community Service Facilities and Community Focal Points**

Maintain support of existing neighborhood centers

1                    2                    3                    4                    5                    6                    7

Create new neighborhood centers in high needs areas

1                    2                    3                    4                    5                    6                    7

Expand or rehabilitate existing neighborhood centers

1                    2                    3                    4                    5                    6                    7

Make accessibility improvements (ADA compliance) to community service facilities

1                    2                    3                    4                    5                    6                    7

Support community gardens for leadership development in neighborhoods

1                    2                    3                    4                    5                    6                    7

Support neighborhood focused efforts to identify community development opportunities and promote sustainable revitalization efforts

1                    2                    3                    4                    5                    6                    7

Additional comments about Neighborhoods, Community Service Facilities and Community Focal Points:

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**Access to Resources**

Increase access to information on housing and/or employment services

1            2            3            4            5            6            7

Support mental health care and alcohol and other drug addiction (AODA) services

1            2            3            4            5            6            7

Offer post-purchase education for homeowners (e.g. maintenance education)

1            2            3            4            5            6            7

Provide financial assistance and services to help homeless people in shelter find housing and work

1            2            3            4            5            6            7

Offer financial assistance to prevent homelessness (e.g. Rental Assistance)

1            2            3            4            5            6            7

Support transportation needs of homeless individuals

1            2            3            4            5            6            7

Offer pre-purchase and foreclosure prevention homeownership counseling

1            2            3            4            5            6            7

Maintain support for a housing crisis hotline

1            2            3            4            5            6            7

Additional comments about Access to Resources:

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**Summary of response.** Nine hundred fifty-four residents responded to the survey.

**Summary of Comments from Citizens:**

***Access to Resources:***

Increasing options in this area would be phenomenal.

Housing is the issue.

As long as people don't have enough money to pay rent, offering housing counseling isn't super helpful. Help to get and keep employment is more important.

Need to address the source of the Homeless problem.

Help renters deal with bad landlords and housing crises.

Multiple angles of AODA, mental health and physical health support should be considered as part of overall package to provide housing location.

Keeping people in housing is a good community investment

Everyone in poverty isn't homeless. Resources need to arduously address all the people and conditions that are precursors to homelessness.

Large portion of funding should go to substance abuse, mental health, financial and job counseling.

The services for developmentally disabled adults are shrinking these services should not be sacrificed.

Establish large, good and permanent winter shelter.

Don't locate all lower-income stuff on the fringes.

Buses are too expensive

Homelessness needs to be addressed as it seems to be getting worse.

A regional plan is needed in many of these areas.

The issue isn't access to information it is lack of adequate services.

Support full time mental health programs focusing on low income and mental health residents.

People need more financial education.

Better regulation of leasing contract, better enforcement of renters rights and legal support.

Foreclosure prevention counseling is very important.

Offering legal assistance to persons facing homelessness is of highest importance.

More emphasis should be on prevention.

Offer education material to steer people away from loan predators.

Focus on job training for homeless and provide incentives for companies to hire them.

Housing is critical but current wage rates cannot support cost of housing in this area.

Focus on families with youth children, than prioritize other vulnerable groups.

***Affordable Housing:***

Pre-purchase maintenance education is needed.

Included alcohol programs and prevention programs in Housing Strategy.

Single men highest percentage but families need help too.

Poor families with kids are highest priority.

Establish sites for tiny house/mini homes

Six responses for, explore co-housing or nontraditional housing models.

Do more energy conservation retrofits.

Eviction prevention/assistance needed

Home ownership has been proved to enrage families into civic life.

Lots of comments on the fact that individuals are tired of seeing costly housing developments support with TIF money that does not provide any affordable units.

Affordable, safe, rental housing for seniors (especially downtown) is needed.

More financial counseling/education requirements for people who own existing housing structures.

Increase supervised housing for people with disabilities including mental health.

Lots of comments for stricter measures of regulation for current landlords. Current “affordable housing” units because the property is in disrepair is not acceptable.

Increase the sustainability of new and existing housing.

Inclusionary zoning to promote communities.

Rebuild the impoverished neighborhoods completely.

“Housing First” is a good model.

Integrate affordable housing opportunities into middle income neighborhoods

Support first time homebuyers to stimulate the market and open up the rental vacancy rate.

More energy efficient programs for landlords and homeowners.

Housing in Madison is way too expensive even for middle income individuals.

***Business/Economic Development:***

Access the areas where barriers and needs are the greatest and increase all businesses.

M/WBE should be able to offer the curriculum in the tech schools.

Encourage employment to people released from prison and those who are homeless.

Encourage programs that encourage businesses to dramatically reduce their use on energy.

Encourage co-op ownership

Develop skills for immediate employment at fair wage for those who are un/under-employed.

Offer support to new businesses

Ask developers of industrial parks what their level of commitment to surrounding communities will be

We need large companies that can hire people with compatible pay.

Access to child care is an important part of developing a strong work force.

We need lots more jobs that pay living wage.

More collaboration with UW and Madison College

City does not need to replicate efforts but support organization already doing training efforts.

Money needs to be put towards current businesses that provide valuable incentives to their employees.

Energy efficiency improvements will provide economic benefits to state and local rate payers.

Support all energy improvements and require all new developments to be required to include energy saving and green technologies.

***Strengthening Neighborhoods:***

Take into account the diverse populations involved in this area.

Creating community, especially in disconnected and under-resourced neighborhoods is important.

A realistic funding model and process is critical before more new centers are added to the existing under-funded centers.

Integrate community center support with schools and senior centers.

Start small by getting neighbors into sustainable practices like gardens is a great investment.

Lots of comments about the support of Community Gardens.

The need is to ensure that every member of the community, particularly those who are struggling in poverty, have access to opportunities, enrichments, vocational and academic supports.

A center in Owl Creek should be considered.

Urge developers to install green rooftops.

Create livable neighborhoods with services.

The existing community centers in neighborhoods benefit the whole neighborhood. Focus on creation of food hubs to facilitate use of small to moderate local food producers to supply institution.

Along with physical accessibility, need to ensure programmatic accessibility for programs and services.

Maintain accessibility and pedestrian friendliness.

Funds in this area need to be kept flexible enough to respond to change in neighborhoods and to allow continuous input from leaders and residents in those neighborhoods.

Revitalization of our neighborhoods is central to our city's ability to flourish.

Leadership development and capacity building in neighborhoods critical.

Figure out what "high need" neighborhoods actually do need.

There is no community center or senior center for seniors on the far east side of Madison where there is a high population of seniors.

Current neighborhood centers and programs need to be evaluated for effectiveness.

South Madison doesn't have a neighborhood center and it badly needs one.

Need much more quality early childhood resources/access.

Providing residents with opportunity to grow their own food in Food Deserts should be a priority.

Residents of neighborhoods with weak neighborhood associations or no cents are excluded from city support for their grass root efforts.

Green urban garden and public gathering space should be included in new development plans.

Coordinate resources between City, County and United Way.



**Top Affordable Housing Needs**

- Provide incentives for the development of affordable housing in areas with easy accesses to jobs, grocery stores, a bus line and other key amenities
- Increase supply of permanent housing for chronically homeless individuals
- Increase supply of affordable rental housing
- Provide incentives to increase supply of affordable rental housing for very low income households
- Provide incentives for the rehabilitation of existing affordable units to prevent their replacement with high cost units

**Top Needs of Persons who are Homeless**

- Support mental health care and alcohol and other drug addiction (AODA) services
- Provide financial assistance and services to help homeless people in shelter find housing and work
- Offer financial assistance to prevent homelessness (e.g. Rental Assistance)
- Support transportation needs of homeless individuals

**Top Non-housing Community Development Needs**

- Maintain support of existing neighborhood centers
- Create new neighborhood centers in high needs areas
- Support neighborhood focused efforts to identify community development opportunities and promote sustainable revitalization efforts
- Offer job skills training and/or retraining (to increase skill level of the workforce)

## COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

PUBLIC HEARING ON 2010-2014 PERFORMANCE,  
EMERGING TRENDS FOR 2015-2019,  
AND POTENTIAL PRIORITIES FOR 2015-2019  
5:00 5:00 PM, November 14, 2013  
Rm RM 260 Madison Municipal Building  
215 MLK Jr. Blvd., Madison WI 53703

The CDBG Committee welcomes verbal or written statements from Madison residents or groups concerning the performance of assisted activities during the 2010-2014 Five-Year Consolidated Plan period, emerging community needs and opportunities, and suggested funding priorities and terms for the next several years. This is the first step in establishing specific objectives and terms of funding for the years 2015-19, within the overall context of the Five Year Community and Neighborhood Development (Consolidated) Plan and the 2015-2016 Goals and Objectives. The Consolidated Plan is used to identify and set funding priorities for the community development program over the next 5 years. The Goals and Objectives set funding priorities and terms for selection of projects to receive funding over the next 2 years as included in the Consolidated Plan.

The Committee particularly invites comments that address these concerns:

1. Were the CDBG Office and CDBG Committee effective in working with community groups to achieve the adopted goals of the 2010-2014 Five Year Consolidated Plan? How can the CDBG Office and CDBG Committee improve their effectiveness?
2. Within the context of the 2015-19 Five-Year Plan and the 2015-2016 Goals and Objectives, where should the CDBG Committee place its priorities for new funding? Which community needs? Which neighborhoods would best be served by revitalization activities?
3. Are there specific opportunities or concerns emerging in the next several years that you feel the City should be addressing through its community and neighborhood development program?

For those interested in speaking at the public hearing, the Committee requests that you keep your remarks to 3 minutes. If you are unable to attend but would like to provide feedback, please submit your comments in one of the following ways:

- Send written comments to the CDBG Office at 215 Martin Luther King, Jr. Boulevard, P.O. Box 2627, Madison, Wisconsin 53701-2627
- Fax your comments to the CDBG Office at (608) 261-9661;
- Send the Committee an e-mail at [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com), or through the CDBG web site at [www.cityofmadison.com/cdbg](http://www.cityofmadison.com/cdbg); or
- Phone in your comments to (608) 266-6520.

Please provide your written or phone comments by noon on November 13, 2013;

Your comments will be incorporated into the discussions of the 2015-19 Five Year Consolidated Plan and the 2015-2016 Goals and Objectives.

***If you need special accommodations such as a translator or signing person, please call the CDBG Office at 266-6520 at least 48 hours prior to the meeting so that we may make the arrangements for your participation.***

**Public Hearing Comments for needs and trends for 2015-2019 Five-Year Plan  
November 14, 2013**

Paul Kasuda distributed his comments to the Committee. He said he is not too concerned about promoting homeownership because as the population ages, homes owned by elderly who move to independent- or assisted-living will become available to homebuyers. He is more concerned about working families who cannot save sufficient funds for security deposits. He suggests that the City should establish a small (\$15,000 to \$20,000) fund to be used solely for low-income households to borrow funds for security deposits. There would have to be means testing and an income ceiling determined as a multiple of the federally declined poverty level. Participants would have to sign a contract to repay the funds on a monthly basis within two years. An already existing non-profit agency could be contracted to administer the program and report back to the CDBG Committee. He suggested that initial funding be sought through HUD, or alternatively, through such other sources as the Madison Foundation, Kohl Foundation, Ford Foundation, Johnson Wax Foundation, or other organizations that may be interested.

Cheryl McCollum of Habitat for Humanity of Dane County said they have served LMI for the past 25 years and are currently building 13 homes here in Dane County and served 225 families. The family partnerships have impacted over 500 children. In Dane County, there are approximately 10,000 families who could be assisted by Habitat with homeownership. Homeownership benefits society. Children of homeowners tend to do better academically than children of renters in math and reading and have a greater chance of graduating high school and going to college. Additionally, homeowners move less frequently, which benefits children. The City and County have looked to Habitat to provide stability in some communities in the area. In 25 years, Habitat has found that building a neighborhood is more effective than building just one home. Neighbors get to know one another through classes on homeownership offered by Habitat. Neighbors knowing each other and working together provide for a stable community. To keep their homes affordable, Habitat needs City and County funding to help pay for land for development. Habitat appreciates past support, and they look forward to working together in the future.

Ald. Cnare asked how many homeowners they place in a neighborhood. McCollum said it depends on the neighborhood and the project. Sometimes they have two or three neighbors together and sometimes, as with Twin Oaks, 25 or more.

O'Callaghan asked how they arrived at 10,000 for the number of potential families who could benefit from Habitat's program. McCollum said they looked at the number of renters in Dane County who were in the income group they usually serve.

Meg Miller from the Center for Families – The Respite Center said that they receive money from the Community Services portion of the City. The Respite Center does crisis and emergency child care and is open 24 hours a day, seven days a week. They serve over 400 families a year with over 800 children. They have been seeing many homeless families, which has been a drain on their resources. They have three to four families a day asking for care for their children because they don't have shelter. This has been going on year-round now. These are families who are sleeping in their cars or on the streets. They aren't sheltered with The Salvation Army or The Road Home. She wanted

to speak to the Committee to let them know about this problem. It is difficult for staff to say “no” and turn these people away. It lowers staff morale.

Choudhury said it was really helpful to have Miller speak and that the Committee maintains awareness of the essential services needed for homeless families.

Ald. Cnare asked if the problem had to do with evictions, and Miller said yes.

Bowden asked if they see the same families often; Miller said some but not many were the same, though some have been homeless for two or three years.

Terri Goldbin from the City’s Economic Development Division (EDD) said she works with the Home Buy program. The EDD also has a rehab program. Some of these programs are running out of funding and really need an infusion of money. With Home Buy, they’ve done about \$1.8 million in loans to 300 households over the last six years. With the rehab program, they’ve done about \$3.9 million in loans in the last five years to help homeowners rehab their homes and, in many cases, bring them up to code. Homeownership strengthens neighborhoods and helps homeowners to accumulate wealth.

Bowden asked about the interest rate of EDD’s loans. Goldbin said that some loans are long-term deferred and no payments are made until the homeowner refinances or sells their property. Otherwise, some loans are based on the City’s borrowing rate of 2.75% (3.25% next year), while other loans are at 5.25%.

Janis Reek and Wyolanda Singleton of Project Home passed out their comments. Reek described Project Home’s Home Repair program for LMI. Program participants purchase the materials for the job and pay \$10 per hour for labor provided by Project Home staff. In the past five years, over half the households were disabled or seniors or both, and one-third were female-headed households. Common repairs include upgrading bathrooms, fixing showers, and replacing broken windows. Their program is affordable for low income households, enabling homeowners to stay in their homes. Singleton said she is the intake supervisor for the program and explained what she does.

Whitesel asked if this program included renters, and Reek said it does not.

Amber Thompson, a YWCA shelter case manager, wanted to share some observations. They’ve recently had a client who makes \$1,800 per month, but she can’t find a landlord willing to rent to her. This is a trend that seems to be emerging, especially with some of the new landlord/tenant laws. She advocated for having the SRO project as more of an efficiency model so that there isn’t a shared bathroom or kitchen because that can create safety issues for some clients. Also, there is a continued need for assistance for homeless families. The Road Home’s waiting period is four to five months for families in need. The Salvation Army’s Warming House is turning away over 20 people per night.

Deborah Ellis-Brock of Wisconsin Women’s Business Initiative Corporation (WWBIC) said that she is the Regional Project Director in South Central Wisconsin. She wanted to speak toward the importance of economic development and echo what’s been in the previous Five-Year Plan. Madison and Dane County are seeing a growing need for—and interest in—business education, financial awareness, and entrepreneurship as an option to create a strong economic base. She said that the Association for Economic

Opportunity said that if one out of every three small businesses in the country would hire just person, this entire country would be at full employment.

Dee Barnard, Director of Access to Independence, which is an agency that serves people with disabilities, said that in the last year, their number of calls and contacts with people with disabilities who are at risk of becoming homeless is astronomical. And there is no place to send them. Barriers to accessible apartments have increased. They've seen people and families living in their cars or on the street. This is the worst it's ever been. She asked that the Committee look at programs to increase affordable housing for people with disabilities.

Whitesel said that there's a huge expansion of new apartments going on all over the city. He asked if there is a continuing obligation to build accessible housing. Barnard said there should be under the ADA, but the units going in now are not affordable for very low income individuals and households.

Choudhury said word on the street is that Access is the agency to call first for help and that many homeless veterans with psychiatric disabilities are seeking help from Access to Independence before they seek help from any other agency. Barnard said that Access assists people with services they need.

Sally Martiniak, President of Forward Community Investments (FCI), said FCI is a community development loan fund that provides low interest loans to non-profits across the state. They also provide capacity-building services for non-profits. One of the things the Committee should be aware of is that non-profits are providing more and more services with less and less resources. It's not only money they ask the Committee for but also to grow new leadership that is coming onboard. Every year they do a survey of non-profits across the state, and one thing they've been seeing is that non-profits are operating with less and less reserves. Many have eaten in to their reserves since the recession and have less than one month of reserves.

Joe Schlesing, Director of Meadowood Neighborhood Center, said he has seen people in his area having more and more difficulty accessing affordable housing. He's been hearing more and more about absentee landlords who do not vet the people they rent to. There's been an uptick in crime, which might be related.

O'Callaghan asked whether the housing was single-family or multi, and Schlesing said they were four-unit buildings. Landlords are as far away as Chicago and not concerned with upkeep of their properties.

Van Pelt asked if property management companies are running the properties. Schlesing said he didn't know but that he didn't think so.

Bowden asked about abusive practices. Schlesing said not so much abusive as neglectful practices.

Whitesel said that Building Inspection will go out and inspect properties for interior or exterior problems.



## COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE



## PUBLIC HEARING

## Draft 2015-2019 Consolidated Plan including the 2015 Action Plan

5:00 p.m., Thursday, October 9, 2014  
 Room 300, Madison Municipal Building  
 215 Martin Luther King Jr. Blvd

The City of Madison Community Development Division and CDBG Committee invites you to provide feedback on the draft CDD 2015-2019 Consolidated Plan including the 2015 Action Plan. The Consolidated Plan is used to identify and set funding priorities for the community development program over the next five years. The Action Plan sets specific goals for the upcoming year.

Copies of the draft plans will be available online for review at [www.cityofmadison.com/cdbg](http://www.cityofmadison.com/cdbg) and at the following locations on September 19, 2014:

- Boys & Girls Club of Dane County - Allied Dunns Marsh
- Boys & Girls Club of Dane County - Taft St.
- Bridge-Lakepoint-Waunona Community Center
- Vera Court Neighborhood Center
- Lussier Community Education Center
- CDBG Office at 215 Martin Luther King, Jr. Boulevard, Room 225, Madison, Wisconsin 53703

Comments may be made at the public hearing scheduled for October 9, 2014 or submitted to the CDBG Office in writing via mail – CDBG Office, PO Box 2627, Madison, WI 53701 or email – [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com).

The comments will be incorporated into the discussions for the final versions of the plans.

*If you need special accommodations such as a translator or sign language interpreter, please call the CDBG Office at 266-6520 at least 48 hours prior to the meeting so that we may make the arrangements for your participation.*

METROPOLITAN  
MILWAUKEE



600 East Mason Street,  
Suite 401

Milwaukee, WI 53202

phone 414.278.1240  
fax 414.278.8033  
tty 414.278.0280

[fairhousingwisconsin.com](http://fairhousingwisconsin.com)

William R. Tisdale  
President and CEO

October 20, 2014

Julie Spears, Grants Administrator  
City of Madison, Community Development Division  
215 Martin Luther King Jr. Blvd, Room 225  
Madison, WI 53701

Dear Ms. Spears:

As you are aware the Metropolitan Milwaukee Fair Housing Council's (MMFHC) purpose is to promote fair housing throughout the State of Wisconsin by combating illegal housing discrimination and by creating and maintaining racially and economically integrated housing patterns. In that role we are thankful for the opportunity to provide input on the City of Madison's 2015-2019 5-Year Consolidated Plan. MMFHC has the following comment/recommendation.

Although we are unsure of the HUD requirements of the *Barriers to affordable housing* section (page 90), our opinion is that this section should identify the barriers to affordable housing. The first paragraph does reference barriers, "... disparate (sic) City funding programs for affordable housing, restrictions on size and density imposed by zoning codes and fees charged by the City for new construction." Many of the impediments listed in the City's recent Analysis of Impediments to Fair Housing report would be appropriate here.

Without a list of the barriers the Consolidated Plan is responding to, it is very challenging to comment on whether the Con Plan, and ultimately the City, is adequately addressing housing and fair housing issues.

I would be happy to discuss this with you at greater depth at a time of your convenience.

Respectfully submitted,

A handwritten signature in black ink that reads "Kori Schneider Peragine". The signature is written in a cursive, flowing style.

Kori Schneider Peragine

# City of Madison

## Citizen Participation Plan

### A. PURPOSE

The City of Madison Community Development Division welcomes the participation of Madison citizens in the development, implementation, and evaluation of its HUD-funded Community Development Program. The major intent of this plan is to outline the opportunities for Madison residents, especially low- and moderate- income residents, individuals living in low- and moderate- income neighborhoods or participating institutions, businesses and community organizations, to help shape the activities of the Community Development Program. This plan is in conformance with Section 103(a)(3) of the Housing and Community Development Act of 1974, as well as, 24 CFR 91.105, the federal regulations governing public participation in the Consolidated Planning process. The Plan provides for and encourages public participation in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the performance report.

The City of Madison Community Development Division will have lead responsibility for developing and implementing the Consolidated Plan. Policy oversight will be the responsibility of the Madison Community Development Block Grant (CDBG) Committee, which is composed on 3 alderpersons and 6 citizen appointments.

Since 1986, City of Madison CDBG unit has actively sought the involvement of Madison citizens in its community needs assessment and planning. Community Development staff analyzed information, trends, citizen survey and focus group responses, and public hearings to develop recommendations for each area. As the program progressed, the City included more public funding bodies in the process to develop a more comprehensive look at community needs. While still honoring this comprehensive approach, the CD Division also uses information gathered on a day to day basis through its operation of funded projects.

While the structure of the CD Division allows for ongoing participation of these individuals and groups, the Citizen Participation Plan applies to seven areas that the CDBG office oversees; (1) CDBG Committee Meetings and Regular Public Hearings; (2) Two-Year Funding Framework; (3) Development of the Five-Year Consolidated Plan; (4) One-Year Action Plan; (5) substantial amendments to the Consolidated or Action Plans; (6) Consolidated Annual Performance and Evaluation Report (CAPER); (7) amendments to the Citizen Participation Plan. HUD requires citizens have an opportunity to review on comment on the development and drafts of these documents to allocate funding to the jurisdiction. The document outlines how Madison residents may participate in these seven key areas.



## **B. CITIZEN PARTICIPATION PLAN**

### **CDBG Commission Meetings and Public Hearings**

The City has established a nine-member CDBG Committee formed by citizens and elected officials. The Committee discusses on-going issues of the program's operations, recommends funding for particular projects and oversees the development of all HUD projects. Additionally, the Committee provides an opportunity for continuous citizen and organization participation through regular meetings and public hearings.

The Committee has at least one meeting each month. All Committee meetings are publically noticed and open meetings, operated in a manner that permits citizen comments. These meetings follow the public meeting notice requirements outlined under the "Notifications" section of the Citizen Participation Plan. The Committee keeps written and public minutes of its meetings, and has organized certain key public documents, such as a publicity brochure, its annual objectives, and its Grantee Performance report, so that the information is available through staff in the Mayor's office, and in the Department of Planning and Development.

In addition to its monthly meetings, the Committee holds a minimum of two public hearings each year. Generally, the hearings are held to obtain citizens' views on housing and community development needs, development of proposed activities, and review of program performance. However, the agenda for the hearings may be specifically targeted if it is a funding or consolidated planning year. The first hearing is usually held in late spring and the second hearing in late summer. The hearings follow the requirements outlined in the "Notifications" section of this document.

CDBG staff themselves participate in community-based meetings and task forces to continuously explore and obtain feedback on issues involved in implementing a sound community development program. Staff (and some Committee members) are involved in such meetings with the Homeless Services Group (the Dane County Consortium), the Third Sector Group, Neighborhood Resource Teams, and such ad hoc groups as, the Housing Strategy Committee and Community Gardens Committee. These meetings serve as important sources of information about working with members of the target population.

### **Two-Year Funding Framework**

The CDBG Office sets its Program Funding Framework to cover each two year period. The goals and objectives of the two year period are derived from the CDBG Office's Five-Year Plan and support other Department and Citywide strategic goals, objectives and allocation processes. Setting the Funding Framework involves gathering input from Madison residents as well as the community agencies the CDBG Office regularly works with.

The CDBG Office develops a separate calendar and detailed explanation of the Summer process. To encourage active participation and understanding in the

Funding process, the City and other funding bodies hold one to two workshop sessions on how to apply for funding in May. The CDBG Office also outlines and distributes the opportunities for participation by citizens and applicant agencies through mailings, public meetings, CDBG Office web site, and alderpersons. Workshops and other meetings are held in accessible buildings located in neighborhoods with high concentrations of low and moderate income persons, and are advertised in the City's two major newspapers and many community organizations' newsletters. All meetings and hearings follow the "Notifications" section of this document.

### **Development of Five-Year Consolidated Plan**

The Consolidated Plan is developed through a collaborative process to establish a longer term vision for Madison's community development goals and objectives. Participation from citizens, community agencies and other interested stakeholders is an important part of the process. Individual consultations, public meetings and hearings, occasional public surveys and written comments are incorporated into the participation strategy. The CDBG Office makes a special effort to reach out to the citizens residing in CDBG-funded or targeted neighborhoods for their ongoing input into the consolidated plan. Additionally, the office encourages the participation of all residents, including minorities, the non-English speaking population, and persons with disabilities. This section outlines the steps for public participation in the Five-Year Consolidated Plan.

#### **1. Individual Consultations**

Before drafting the Five-Year Plan, the City receives input from various community institutions. Many of these agencies have continuous and frequent contact with the CDBG Program and Commission. However, during the spring and summer, CDBG staff meets with public and private, non-profit and for-profit agencies and community organizations to specifically discuss the Five-Year Plan. These consultations may be through individual meetings, task force or neighborhood meetings or other means. The purpose is to gain input and data that will guide the development of the goals and objectives in the Five-Year Plan.

#### **2. Citizen Input: Public Hearings and 30 Day Comment Period**

Citizens are encouraged to provide input into the Five-Year Plan through Public Hearings and the Comment Period. In addition to an opportunity to indicate community needs that should be reflected in the objectives of the plan, citizens may comment on the draft plan before it is finalized. Any comments received through public hearings or the comment period will be recorded and addressed in the Five-Year Plan.

**Public Hearings:** The CDBG Office holds at least two public hearings to provide an opportunity for input by Madison residents, especially residents who are low-income or in targeted neighborhoods, in the Five-Year Plan. The first hearing is held to gather information on community needs from citizens. The second hearing is to receive oral comments on the draft Consolidated Plan, prepared by CDBG staff. The public hearing is advertised to citizens following the “Notifications” section of this document. The publication includes a summary of the plan that includes the contents and purpose of the consolidated plan.

**Comment Period:** Citizens are also given a 30-day period to submit comments on the draft plan.

The comment period starts when the draft is published, two weeks before the public hearing. It is available to citizens at various locations, including public libraries, specified neighborhood centers, the CDBG office and website and other public gathering spots. Notification of the draft plan and the designated locations will be published in the main newspaper as well as other publications that target minority, special needs or target neighborhood populations. Additionally, the CDBG office will provide a reasonable number of free copies of the plan to citizens and groups that request it.

### **3. Final Consolidated Plan**

The plan includes a summary of all written or oral testimony that will be considered in the final Consolidated Plan. Additionally, the plan will provide reasons for any comments or views not accepted. The final plan is reviewed and approved by the CDBG Committee, City Board of Estimates and City Common Council. The plan is submitted to HUD no later than 45 days before the start of the program year.

### **One-Year Action Plan**

Each year an Action Plan and CAPER is submitted to HUD. The Action Plan outlines the funding allocations that will be used to achieve the objectives outlined in the Consolidated Plan. During the development of the Action Plan, there is a public hearing held in conjunction with a CDBG Committee meeting. The public hearing follows the publication requirements outlined in the “Notifications” section of this document. In addition to the public hearing, the Action Plan is published for at least 15 days for written public comment. The final plan is approved by the CDBG Committee, City Board of Estimates and City Common Council before it is submitted to HUD.

### **Substantial Amendments**

The Citizen Participation Plan allows for “substantial amendments” to the One-Year Action Plan or Five-Year Consolidated Plans. Substantial amendments only apply to the changes in the use of CDBG funds, from one eligible activity to another. The CDBG office defines a substantial amendment as:

“Any change in the allocation or distribution of funds, activity, or recipient and the dollar amount of that change is equal to or greater than 25% of the current fiscal year federal allocation.”

If there is a proposed substantial amendment to the Consolidated or Action Plan, the CDBG staff will draft the amendment. A brief summary of the change will be published and identify where the full document can be reviewed. Once noticed, the public may review the document for 30 days and provide written comment to the CDBG office. During the 30 day comment period, a public hearing will be held at a CDBG Committee meeting to allow for oral citizen input. The hearing will follow the “Notifications” section of this document.

The final amendment includes a summary of and response to all citizen comments that were received. The amendment must be approved by the CDBG Committee, City Board of Estimates and City Common Council.

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

The CDBG Office encourages citizen participation and input in the Consolidated Annual Performance and Evaluation Report (CAPER). There is one public hearing on the CAPER held near the time of its submission. This meeting is publicly noticed, held as part of a regularly scheduled Commission meeting, and encourages citizen comment about the program. The hearing follows the “Notifications” section of this document.

The draft CAPER is published for at least 15 days to receive comments on the performance report before it is submitted to HUD. The final report considers any comments received in writing or orally at public hearings and includes a summary of all these comments. The draft is available to citizens at various locations, including public libraries, specified neighborhood centers, the CDBG office and website and other public gathering spots.

The final CAPER includes a summary of and response to all citizen comment received orally or in writing. The CAPER is approved by the CDBG Committee, City Board of Estimates and City Common Council before it is submitted to HUD.

### **Substantial Amendments to Citizen Participation Plan**

If changes to the Citizen Participation Plan are necessary, the changes will be drafted by the CDBG staff and reviewed by the Committee. The Committee meeting held to review the changes will incorporate a public hearing to afford citizens the

opportunity for oral comment. This meeting will follow the procedure outlined in the “Notifications” section. After reasonable notice, the draft will also be available to the public for a minimum of 15 days for written comment.

The updated Citizen Participation Plan considers all the written or oral comments received before it is adopted.

### **C. GENERAL REQUIREMENTS**

#### **Public Hearings**

At least two (2) public hearings are held each year to obtain feedback and input from Madison citizens, public agencies, and other interested parties on the housing and community development needs for the City. Generally, one public hearing is held in the first quarter of the year. Any public hearing before the CDBG Commission or other appropriate organizations or groups are advertised as outlined in the “Notifications” section below.

#### **Public Meetings**

All CDBG Committee and Subcommittee meetings are public and open meetings. Any open meetings must meet the requirements outlined in the “Notification” section below.

#### **Notifications**

Advance notice of all public meetings and hearings are provided to residents in compliance with governing regulations.

Public notice of **open meetings** shall be given at least 24 hours prior notice and set forth the time, date, place and subject matter of the meeting as required by the Madison Code of Ordinances. The notice, agenda and minutes of all open meetings are submitted to the City Clerk and posted on the City website. Additionally, citizens may obtain CDBG specific information on the CDBG website.

At least two weeks’ notice is provided for any **public hearing** as required by HUD. Notice is provided by posting on the City website through the City Clerk. Citizens may also view this information on the CDBG website.

In addition to posting on the City website, Citizens receive additional notice for public hearings related to the Consolidated Plan/Action Plan or substantial amendments. Ads are published in local newspapers for general circulation and appear in English and/or Spanish or Hmong, if more appropriate. These ads appear for at least two weeks prior to any public hearing or comment period. The ads include a notice of the hearing, a summary of the relevant documents, process for public comment and a list of locations where relevant documents may be reviewed.

#### **Accommodation**

All public meetings and hearing are held in locations that are accessible to persons with disabilities. Upon request, translation for non-English speaking residents and/or those who are hearing impaired will be provided. These or other provisions

necessary to accommodate residents may be available if requested at least five working days prior to a hearing or meeting. The CDBG office makes an effort to hold at least one meeting (either regular monthly meeting or public hearing) per year at a location where CDBG funds are directed or other low-income area.

### **Document Access**

Upon request, copies of all planning documents are available to the public. The Consolidated Plan, Action Plan, annual performance report, Citizen Participation Plan and other documents are posted on the CDBG website. The public has the opportunity to review these documents while in draft form to incorporate citizen comments and input into the final document. Draft documents will be available at several locations throughout the city. The list is published in the public hearing ad, but generally includes public libraries, neighborhood centers, the CDBG office, public housing authorities and other non-profit organizations offices. Citizens may contact the CDBG office to obtain a copy of the written documents. Upon request, the documents can be obtained in a form accessible to persons with disabilities.

### **Access to Records**

Upon request, citizens, public agencies, and other interested parties will be provided reasonable and timely access to information and records relating to the consolidated plan, citizen participation plan, performance reports, and the City's use of assistance awarded under grant programs.

### **Technical Assistance**

Technical assistance can be provided to neighborhoods targeted by CDBG funds or other low-income areas that need assistance preparing funding proposals or participating in the consolidated planning process. Assistance may be limited to the extent that staff or other resources are available or if prohibited by federal or city rules or regulations. This provision does not involve the use of City equipment, reassignment of City staff to the proposed group or project or guarantee an award of funds.

### **Complaints**

The CDD staff is responsible for receiving and responding in writing to citizen complaints regarding any HUD program or activity, including Consolidated Plan activities. Staff will provide a substantive, written response to the complainant within 15 working days, where practicable. If the response cannot be prepared within 15 days, the complainant will be notified of the delay and the approximate date the response will be provided.

Complaints should be addressed to:

### **City of Madison Community Development Division**

Room 225, Madison Municipal Building, 215 Martin Luther King, Jr. Blvd.

PO Box 2627 · Madison, Wisconsin 53701-2627

OR

[cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com)

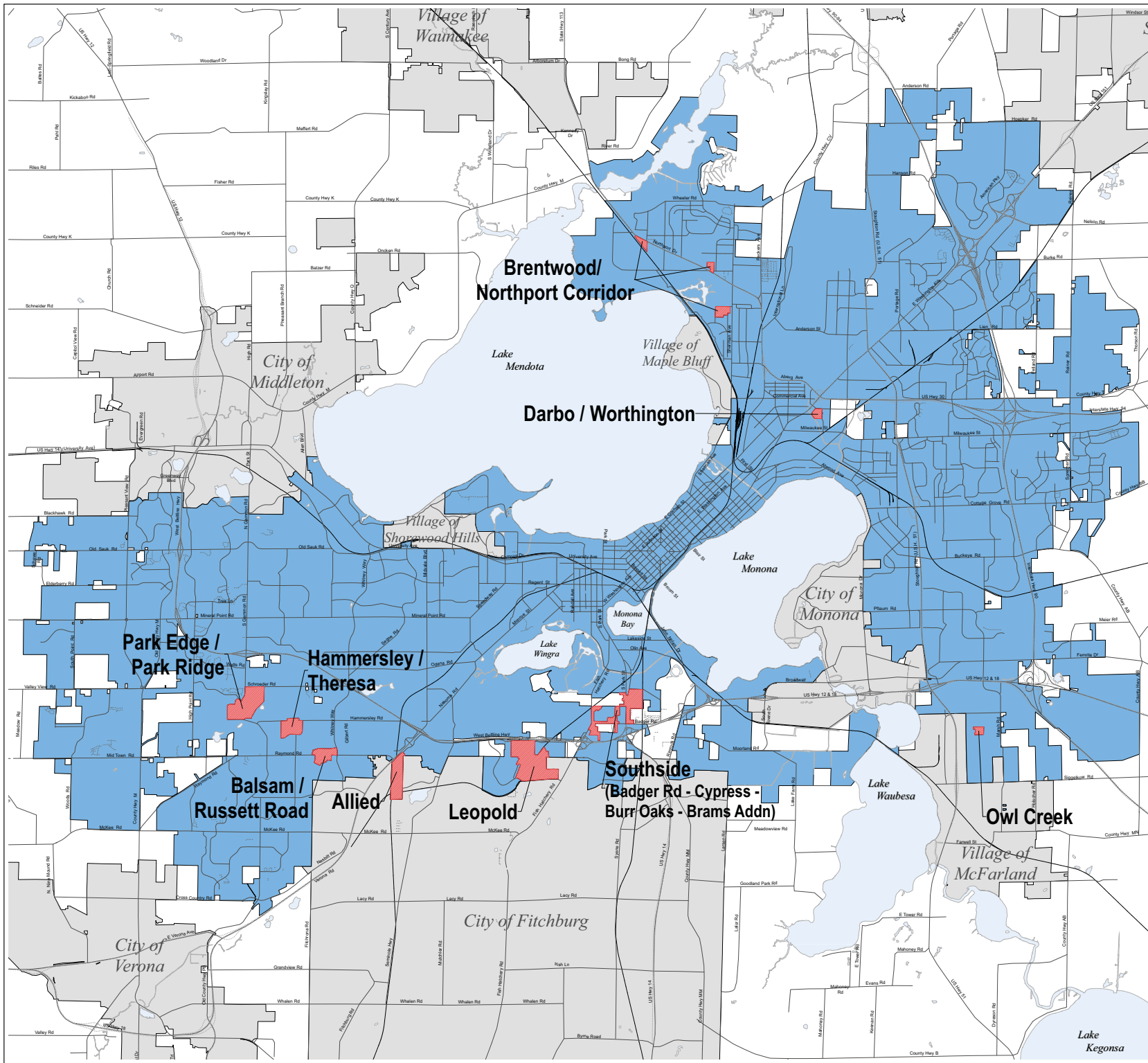
## Summary of Actions

Impediments, Goals, and Actions	Responsible Party	Timeline
<b>1. Actions to alleviate Supply Impediments</b>		
<b>1.1 Build more rental units</b>		
1.1.1 Establish policies to maintain a 5% vacancy rate	Housing Strategy Com., Plan Commission, Council, staff	2014
1.1.2 Encourage flexible development (condo or rental)	Housing Strategy Com., Plan Commission, Council, staff	Ongoing
1.1.3 Create programs or incentives (Vancouver as model)	Housing Strategy Com., Plan Commission, Council, staff	2014
<b>1.2 Build more large assisted rental units</b>		
1.2.1 Offer incentives to encourage more large units	Housing Strategy Com., Plan Commission, Council, staff	Ongoing
<b>1.3 Increase supply of single occupancy units</b>		
1.3.1 Study this gap and identify strategies to increase supply	Housing Strategy Com., Plan Commission, Council, staff	2014
<b>2. Actions to alleviate Affordability Impediments</b>		
<b>2.1 Build more affordable units</b>		
2.1.1 Evaluate demand at various income levels and set targets and strategies for new unit creation	Housing Strategy Committee, Plan Commission, Council, Staff	2014
2.1.2 Encourage the inclusion of units affordable to low and very low income residents in development in all neighborhoods	Housing Strategy Committee, Plan Commission, Council, Staff	Ongoing
2.1.3 Provide incentives for the rehabilitation of existing affordable market rate units to mitigate/prevent their replacement by non-affordable units	Housing Strategy Committee, Plan Commission, Council, Staff	Ongoing
2.1.4 Encourage more non-traditional housing types (co-housing, co-ops, etc.)	Housing Strategy Committee, Plan Commission, Council, Staff	Ongoing
<b>3. Actions to alleviate Financial Impediments</b>		
<b>3.1 More loans to minorities</b>		
3.1.1 More credit and homebuying education	Staff, Homebuyers Roundtable	Ongoing
3.1.2 More lender education to avoid predatory lending	Staff, Homebuyers Roundtable	Ongoing
3.1.3 More post-purchase education to improve ownership experience	Staff, Homebuyers Roundtable	Ongoing
3.1.4 Encourage local lenders to Affirmatively Further Fair Housing, including outreach to underserved communities	Staff, Homebuyers Roundtable	Ongoing
3.1.5 Further target City home loan programs toward racial and ethnic households and neighborhoods	Staff	Ongoing
3.1.6 Make City loan program information easy to find and understand on the City website	Staff	2014

Impediments, Goals, and Actions	Responsible Party	Timeline
<b>4. Actions to alleviate Spatial Impediments</b>		
<b>4.1 Direct assisted/subsidizing housing toward all neighborhoods</b>		
4.1.1 Resist neighborhood opposition to affordable housing	Plan Commission, Council	Ongoing
4.1.2 Collaborate with CDA and WHEDA to prioritize certain neighborhoods for new units	Staff, CDA, Plan Commission, Council, Housing Strategy Com.	Ongoing
4.1.3 Develop a Comprehensive Housing Strategy	Housing Strategy Committee, Staff, Council	2014
4.1.4 Adjust development review fees to tie the fee to the projected unit value or rental cost	Staff, Council	2014
<b>4.2 Reduce racial segregation</b>		
4.2.1 Acknowledge and craft policy to reduce racial segregation in the comprehensive plan, neighborhood plans, Comprehensive Housing Strategy and the 5 year Consolidated Plan for HUD funding.	Staff, Plan Commission, Council, Housing Strategy Com.	Ongoing
<b>4.3 Improve job access via Metro Transit</b>		
4.3.1 Evaluate the routing system and schedule with a focus on the needs of low-income residents and neighborhoods	Staff, Committees, Council, Transit and Parking Commission	2014- 2020
4.3.2 Develop more housing along transit corridors	Plan Commission, Council, Transit and Parking Commission	Ongoing
<b>4.4 Improve access to grocery stores</b>		
4.4.1 Encourage development and services that offer daily grocery access in all neighborhoods	Staff, Plan Commission, Council	Ongoing
<b>5. Actions to alleviate Administrative Impediments</b>		
<b>5.1 Increase use of fair housing compliant procedures</b>		
5.1.1 Simplify materials and emphasize ease and quick resolutions	Staff	2014
5.1.2 Optimize the City website to make it easy to find fair housing info	Staff	2014
5.1.3 Coordinated training to identify and direct housing-related complaints	Staff	2014
5.1.4 Add "Housing Discrimination" to the Report a Problem system	Staff, IT	2014
5.1.5 Contract with a Qualified Fair Housing Enforcement Organization to provide investigative services	Staff	Ongoing
5.1.6 Revise fair housing ordinances to be consistent with state law	Staff, Council	2014



Impediments, Goals, and Actions	Responsible Party	Timeline
<b>5.2 Establish implementation strategies and responsibility</b>		
5.2.1 Establish clear implementation roles and responsibilities within DPCED	DPCED Director, Staff	2014
5.2.2 Collaboration and Coordination among DPCED, CDA, DCR	Directors and Staff of each	2014
5.2.3 Streamline and combine funding programs	Mayor, Council, Staff	2014-2016
<b>5.3 Prevent segregation of disabled residents in group homes</b>		
5.3.1 Consider revisions to the number of residents allowed in Community Living Arrangements	Staff, Plan Commission, Council, Commission on People with Disabilities	2014
<b>5.4 Improve protected class representation on Boards and Commissions</b>		
5.4.1 Actively recruit women, African Americans, Hispanics, and disabled persons to City boards and commissions	Council, staff	Ongoing



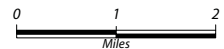
**Neighborhood Resource Team Focus Areas**

- NRT Focus Areas**
- City of Madison**
- Other Cities and Villages**

**Neighborhood Resource Teams Allied**

- Balsam / Russett**
- Brentwood / Northport Corridor**
- Darbo / Worthington**
- Hammersley / Theresa**
- Leopold**
- Owl Creek**
- Park Edge / Park Ridge**
- Southside**

APPENDIX C







### One year goals for Madison and Dane County CoC

#### Increase Progress towards Ending Chronic Homeless

	2013 Actual Achievement	2014 Proposed Achievement	2015 Proposed Achievement
# of PSH beds not dedicated for chronically homeless	290	284	281
# dedicated each year for chronically homeless	34	40	43
% not dedicated but made available to chronically homeless through turn-over	100%	100%	100%
# PSH beds dedicated to chronically homeless to be created through re-allocation of CoC funds	0	0	10

Executive Directors from housing agencies in Dane County have been asked to dedicate additional current housing stock for CH and to prioritize PSH beds not dedicated to CH that are made available through annual turnover. The following agencies have committed to adding additional designated units in 2014 and 2015: Porchlight (2), Tellurian (1), Housing Initiatives (3) and CAC (3). Tellurian is also planning to reallocate a transitional family program to a permanent program for CH in 2015 for an additional 10 beds. All CoC-funded PSH agencies committed to prioritizing beds available through annual turnover will update written intake policies and procedures accordingly. In total, the CoC will have an additional 19 beds designated for CH by the end of 2015 - an increase of 26% over the current number of designated beds. The CoC will prioritize 100% of annual turnover beds for CH. See attachment for priority breakdown.

#### Increase housing stability

	2013 Actual Achievement	2014 Proposed Achievement	2015 Proposed Achievement
# CoC-funded PSH beds	326	326	366
# participants that remain in CoC-funded beds at the end of the program year	295	295	329
% participants that will achieve housing stability in one year	90%	90%	90%

Over the past five years, an average of 90% of participants in permanent supportive housing projects have achieved housing stability. The organizations that participate in permanent supportive housing projects will work to continue to maintain housing stability for our participants. Success in this area depends on organizations continuing to develop strategies that address the myriad issues that may prevent participants from achieving housing stability and provide better access to intensive supportive services which include, but are not limited to: mental-health services, AODA treatment, physical-health services, life skills training, vocational and work-related services and benefits-specialist services. Key strategies the organizations will implement will include:

- Increasing the number of partnerships with public, private and faith-community organizations that provide intensive supportive services in our communities,
- Directing clients to a more diverse array of care options, and
- Strengthening organizations' relationships with health-care providers.

#### Increase project participants income

	2013 Actual Achievement	2014 Proposed Achievement	2015 Proposed Achievement
% of CoC-funded participants that increased their income from employment	9%	20%	20%
% of CoC-funded participants that increased their income from sources other than employment	16%	54%	54%

In 2014, ESG funds are being used to purchase services from Employment and Training Association to provide job training and on-site job coaching for homeless persons through a partnership with Dane County's FSET program. It is anticipated that 50 individuals will receive this assistance.

Many case managers have been introduced to the SAMHSA's SOAR model thanks to the trainings hosted by the United Way of Dane County. Mainstream Resources Committee is in charge of ensuring at least one training is available annually for CoC members. The Homeless Services Consortium has been advocating for resources in connecting homeless persons to mainstream benefits. Partly due to this advocacy effort, funders have newly committed to or maintained their support for the following SSI/SSDI applications resources: ADRC, ERI, and Dane County Job Center. The VA's Homeless Program, along with Dane County Veteran Service Office, continues to serve as an entry point for homeless veterans to connect to benefits.

**Increase the number of participants obtaining mainstream benefits**

	2013 Actual Achievement	2014 Proposed Achievement	2015 Proposed Achievement
% of CoC-funded participants that obtained non-cash mainstream benefits from entry to exit	73%	75%	75%

Seventy-five percent of participants obtain/maintain non-cash mainstream benefits. In 2014, the CoC will run quarterly APRs to identify programs that are not meeting this goal and develop an action plan. A Mainstream Resource committee, which includes TANF/Food Share representatives, meets to identify strengths and gaps in our local system. By July 1, 2014 100% of CoC agencies will use the HUD Mainstream Resource checklist and by January 1, 2015 100% of Homeless Services Consortium will participate. The checklist will be used during assessments and as an objective measure of progress for case managers and participants. In 2014, this committee's objective is to facilitate streamlined communication among W2/Food Share agency, participants and case managers; in 2015 the goal is to establish a system of electronically notifying case managers about case status/changes so as to eliminate benefit disruption. The CoC will stay apprised of health insurance regulations as they relate to ACA by participating in available trainings.

**Using Rapid Re-housing as a method to reduce family homelessness**

	2013 Actual Achievement	2014 Proposed Achievement	2015 Proposed Achievement
# homeless families assisted through CoC-funded rapid re-housing projects	0	0	8
# of homeless families assisted through ESG-funded rapid re-housing projects	89	44	45
# total families assisted with rapid re-housing that did not receive McKinney-Vento funding	35	36	46

Agencies that specifically work with households with children and will be responsible for increasing the number of households assisted through RRH are The Salvation Army, YWCA, The Road Home, CAC and Porchlight. Through one time, additional ESG funds, CAC and YWCA were able to serve more households in 2013. The local United Way funds a rapid re-housing program for households with children with private dollars. All service providers who receive ESG funds through the City collectively decide how much to allocate to rapid re-housing.

**WRITTEN STANDARDS  
FOR PROVIDING ASSISTANCE TO HOUSEHOLDS THAT ARE HOMELESS OR AT RISK OF  
HOMELESSNESS IN DANE COUNTY**

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Activities (alphabetically)	
Case Management Services.....	Page 1
Specialized Support Services.....	Page 2
Emergency Shelter.....	Page 2
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Shelter for Single Men	
Shelter for Single Women	
Shelter for Unaccompanied Youth	
Shelter for Persons with Immediate Safety Needs	
Medical Shelter Vouchers	
Housing Medication Services.....	Page 4
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Outreach.....	Page 4
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Rapid Re-housing – Financial Assistance and Housing Stabilization Services.....	Page 6
General Standards	
Coordinating Intake and Assessment.....	Page 7
Determining Eligibility – Defining “Homeless” and “At-Risk of Homelessness” .....	Page 7
Documentation and Recordkeeping.....	Page 8
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Security and Confidentiality Procedures for Program Participants.....	Page 10
Termination and Grievance Procedures.....	Page 10
2013 Income Limit Guidelines.....	Page 10



## **INTRODUCTION**

These written standards apply to all publically funded housing and service providers and must consistently apply these standards for the benefit of all program participants. The local continuum of care is defined as Dane County. These standards do not replace policies and procedures created by homeless services providers, but rather provide an overall context for programs funded with federal, state and local funding.

In keeping with the goals and objectives of the Dane County “Community Plan to Prevent and End Homelessness”, all activities provided through the agencies of the Homeless Services Consortium should further the mission of preventing or ending homelessness for households in need.

Homeless housing and service providers must coordinate and integrate activities targeted to homeless people in the Dane County continuum of care system. Programs designed to service homeless and at-risk households must provide a strategic, community-wide system to prevent and end homelessness. These programs include: Shelter Plus Care, Supportive Housing Program Veterans Affairs Supportive Housing, Education for Homeless children and Youth, Healthcare for the Homeless, Programs for Runaway and Homeless Youth, Projects for Assistance in Transition from Homelessness, Emergency food and Shelter Program, VA Homeless Providers Grant and Per Diem Program, Emergency Solution Grants, Wisconsin Transitional Housing Program and Wisconsin Homeless Prevention Program.

In addition to the services provided by each provider, each program will play an active role in connecting participants to mainstream services - those services not specifically designated for homeless households. All Consortium agencies agree to coordinate their services with other providers for the benefit of their participants. Examples of these programs include: HUD’s public housing programs, Section 8 tenant assistance, Supportive Housing for Persons with Disabilities and HOME; Temporary Assistance for Needy Families; Medicaid; Badger Care; Head Start; Social Security, Social Security Disability, Social Security Disability Insurance; Food Share.

## **ACTIVITIES**

### **Case Management Services**

Case management services may be provided as part of homeless prevention, outreach, moving homeless into housing (rapid re-housing services) and helping newly housed to retain housing. Case management may be provided as part of a shelter or housing program or as a stand-alone service. The frequency of services will vary based on need but initial contacts with the participant will likely be no less frequent than once a week with continuing contacts no less frequent than once per month. Case management services include, but are not limited to: counseling, education, referral and coordinating services, helping obtain federal, state and local benefits, monitoring participant progress, and developing with the participant an individualized housing/service plan.

A component of providing good case management is the creation with the program participant of an individualized service plan. The plan will incorporate the participants’ expectations and choices and the short- and long-term goals to which the participant has agreed. Outcomes will be selected that will be used to evaluate whether objectives have been accomplished and goals have been attained. A schedule for reassessing and modifying the initial goals and plans will be part of the initial plan. The participant will sign the plan indicating they participated in the development of the plan as well as the expected actions and behaviors.



The case manager will periodically reassess the client's needs and progress in meeting the objectives to ensure the effective and timely provision of services. The timing of reassessments shall be prescribed by the program but will occur no less frequently than every three months.

### **Specialized Support Services**

Persons who are homeless or at risk of homelessness are eligible for additional services offered through HSC agencies. Examples include: tenant education workshops, job coaching, and applying for SSI/SSDI. Each program accepts eligible participants usually referred by case managers on a first come, first serve basis. Each program determines the model for services including the information/curriculum, length and frequency of the services. All programs involve determining eligibility. An individualized plan is created to assist the participant in meeting the goal of housing stability – whether it is remaining housed or moving from homelessness into housing.

### **Emergency Shelter**

The purpose of emergency shelter is to provide a short-term, safe, nighttime residence for homeless persons and help them find safe affordable housing outside the shelter. Short-term is generally defined as no longer than 90 days. The length of shelter days available may be contingent on participating in a program that is agreed to prior to the participant moving into shelter. The number of shelter days available to participants may also be affected by program funder(s). Shelter beds are allocated primarily on a first-come-first-serve basis to those households meeting HUD's homeless definition; the exceptions are victims of domestic abuse and households with infants which may receive priority placement.

All shelter programs are responsible for creating policies and procedures that provide a safe environment for shelter guests and staff; policies and procedures may vary depending on the shelter population served. These policies and procedures must be explained to applicants prior to moving into the shelter.

Supportive services are available to assist persons in obtaining housing either on-site or through a day-time resource center. All shelter residents are notified of the availability of support services and how to access the services.

Shelter is available everyday of the year. In the instances where it is necessary to temporarily close a shelter for rehabilitation or major maintenance work, as much notice as possible should be provided guests and efforts should be made to find a short-term replacement facility.

All shelter guests will be treated by staff and volunteers with respect and dignity and will receive a welcoming, safe and non-intimidating environment. In return shelter guests will treat other guests, volunteers and staff with the same respect and dignity.

The age of a child under age 18 must not be used as a basis for denying any family's admission to an emergency shelter.

Each shelter will have a policy of respect for each individual's self-identified gender. Guests who request shelter services will be admitted to the shelter operated for the gender to which an individual identifies themselves. Transgender and transsexual guests will be offered the same services and resources as all other guests as long as resident safety can be maintained. While shelter staff will do their best to accommodate specific needs, it may not be possible to segregate the individual from the rest of the shelter population. Staff will not share or in any way advertize the fact that certain guests may have identified themselves as transgendered/transsexual.

There is no charge to a shelter guest for emergency shelter.

The amount of documentation required by the applicant as a condition of staying in emergency shelter shall be limited to what is needed to insure that all guests are assured of a safe environment. This applies to personal documentation related to specific household members.

Guests may be asked to leave for a period of time in the event of serious infraction and only in the most severe cases such as for behavior that is deemed seriously threatening or harmful to other guests and staff. Banning a shelter guest is allowed only when all other options have been explored and a ban is necessary to protect the health and safety of staff and guests. All shelter guests will be notified of the agency's grievance policy. When it is not possible to serve a guest because of the guest's behavior, efforts will be made by shelter staff to assist the guest in finding alternatives.

### **Shelter for Families with Children**

The Salvation Army is the gatekeeper for shelter for homeless families. Shelter is provided on-site at The Salvation Army building on East Washington Avenue, at the YWCA on East Mifflin Street and at local motels. If these options are full, homeless families will be offered a spot at the Emergency Shelter overflow program which is a night-time only shelter located at The Salvation Army shelter building as space allows. All families access the shelter system via phone to determine eligibility and availability. If a family is eligible, but there are no rooms available, the family may contact The Salvation Army between 11:00 am – 12:00 pm to access the Emergency Family Shelter (formerly known as the warming shelter) beginning at 5:00 pm for dinner.

Family Shelter is also provided through The Road Home Dane County which is not part of The Salvation Army gate-keeping function.

### **Shelter for Single Men**

Porchlight is the gatekeeper for nighttime shelter for homeless single men. The main facility of the Drop-In-Shelter (DIS) is located at Grace Church on West Washington Avenue. Other downtown churches serve as a year-round overflow and a seasonal over-flow space. The Drop-In Shelter (DIS) can be accessed at the Grace Church facility. Guests may line-up 15 minutes prior to the shelter opening which is at 5:00 p.m. in the winter and 7:30 p.m. in the summer.

### **Shelter for Single Women**

The Salvation Army is the gatekeeper for shelter for homeless single women. The Salvation Army operates a first come, first serve, nighttime-only shelter in the same building as the family shelter on East Washington Avenue. Women can access this shelter by coming to the shelter building at 5:00 pm.

### **Shelter for Unaccompanied Youth**

Youth Services of Southern Wisconsin – Briarpatch operates a phone-line to screen youth for eligibility for services. YSOSW is the access point for homeless youth. Youth Services of Southern Wisconsin recruits and trains volunteers who provide host homes for short-term stays.

### **Shelter for Persons with Immediate Safety Needs**

Individuals and families with children who have an immediate need for shelter to escape domestic violence are providing housing and services through Domestic Abuse Intervention Services (DAIS).

When shelter beds are not available, participants may be assisted through temporary placement in local motels or referred to other community resources. Eligible residents may be single men, single women or adults with children who are experiencing intimate partner violence.

### **Medical Shelter Vouchers**

Individuals and families are eligible for emergency medical shelter if they are homeless and their present medical condition compromises their ability to safely reside in a traditional shelter setting. Participants must receive a referral by their healthcare provider. Placement in a local motel is subject to availability of funds and program eligibility, including but not limited to, fragility of condition. Medical shelter is intended for a short period of time and is not intended for people with chronic conditions.

### **Housing Mediation Services**

Housing Mediation services may be useful to prevent the program participant from losing permanent housing in which they currently reside and would otherwise be homeless. Applicants must meet the definition of “at risk of homelessness”. The purpose of housing mediation is to provide guidance to tenants who have received written notice to vacate their unit to prevent homelessness. This may be accomplished through a negotiation that allows the tenant to enter into a payment plan for rent in arrears or a move- out- date that allows the tenant some time to make other housing arrangements.

### **Legal Services**

Legal services may be useful to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which they currently reside. Applicants for services must meet the definition of homeless or at-risk-of-homelessness. Providers of legal services will help their clients take advantage of other continuum of care services so as to increase the chances that the participants will be successful in maintaining stable housing.

### **Outreach**

Outreach and engagement services may be useful to serve persons who are currently unsheltered (i.e. living in a place not suitable for human habitation). Eligible participants are single adults, unaccompanied youth and families with children. Agencies may further prioritize participants: for example, serving individuals with mental illness.

Activities include: engagement, case management, emergency health and mental health services, transportation and services for special populations such as homeless youth, victim services and services for people living with HIV/AIDS.

Outreach activities will be targeted to the streets, local parks, campsites and other areas identified through referrals. The ability to successfully engage unsheltered homeless individuals will vary based on the agreement of the participant to accept assistance. When possible, the outreach worker will provide immediate information and referrals to homeless and mainstream services and shelter, as well as follow-up contacts.

Outreach workers may provide case management for up to 6 months once an individual has moved to housing. Services will be provided to increase the chances that the individuals will successfully maintain stable housing. Efforts will be made by outreach workers to connect participants to on-going support services as deemed necessary.

## **Prevention of Homelessness – Financial Assistance and Housing Stabilization Services**

The primary agencies providing financial assistance to prevent homelessness are Community Action Coalition for South Central WI (CAC) and Porchlight. Households access their services through a general agency phone number or in-person at the office. Intake staff determines the nature of the problem(s), assists them in completing an intake form, and makes referrals or offers other suggestions of available services. Attention should be given to reviewing the households' eligibility for mainstream resources available for non-homeless households.

ESG- and HPP-funded financial assistance is in the form of a grant and may include: a) rent in arrears, b) utility payments in arrears, and c) rent subsidies for up to 12 months to maintain housing. Program decisions on the length, amount and frequency of the ESG-funded rent subsidy are determined by the City of Madison with input from the Rentable Consortium. The Rentable Consortium is made up of HSC agencies who participate with CAC in screening and referring program participants to the Rentable Program.

Decisions on the length, amount and type of assistance for individual clients are made by the case manager and the client.

All eligible households are assisted on a first come, first serve basis or chosen through a regularly scheduled drawing of all eligible applicants. Further targeting other than what is listed in this section for homeless prevention funds will be based on data collected on homeless residents using emergency shelter.

To be eligible to receive financial assistance funded with ESG or HPP funds, households must:

- 1) Have an income below 30% of the area median income; and
- 2) Not have sufficient resources or support networks to prevent them from becoming homeless; and
- 3) Meet at least one of the following conditions –
  - a) Has moved for economic reasons 2 or more times during 60 days preceding application;
  - b) Is living in the home of another because of economic hardship;
  - c) Has been notified in writing that their housing will be terminated within 21 days after application;
  - d) Is self-paying in a motel;
  - e) Doubled up in an SRO or efficiency unit; or
  - f) Exiting a publicly funded institution (health-care facility, mental health facility, foster care, correction program).

In addition to eligibility criteria, financial assistance to prevent homelessness funded with ESG and HPP funds through the state's Division of Housing will be targeted to:

- 1) Persons who have at least two of the following:
  - a) 6 or more family members;
  - b) Alcohol and other drug issues;
  - c) Mental illness;
  - d) Physical disability;
  - e) No income;

OR

- f) History of previous homeless episode in the last three years.

An individual or family's ability to sustain housing should not be a threshold requirement. Applicants with multiple obstacles to obtaining housing should be considered if otherwise eligible.

For eviction prevention financial assistance, each household must have a 5-day or 14-day eviction notice from the landlord. The landlord must agree to drop the current eviction if financial assistance is provided on behalf of the applicant. All payments are made directly to the landlord/property owner and not directly to the applicant.

Financial assistance through rent and utilities in arrears may not exceed the amount equal to the applicant's one month rent amount. In the event that ESG funds are not available to fully fund the rent or utilities in arrears, contributions from other charitable organizations may be used to equal the value of a month's rent. No applicant shall be referred to other HSC agencies to compile the amount. All rental units are inspected for habitability and rent reasonableness; the rent may not exceed HUD's fair market rent amount.

Financial assistance through a rent subsidy may not exceed a total of \$1,500 which may be allocated in equal amounts for 6 months or 12 months.

Housing stabilization services will be available to households receiving rent and utility payments in arrears and may include: landlord mediation, budget and credit counseling, referrals to mainstream resources. For households receiving financial assistance a minimum of one case manager contact is required within 30 days of the financial assistance. The purpose of the contact is to provide assistance that increases the chances that housing stability will be achieved. For households receiving a rent subsidy, case management services must be provided no less frequently than every 30 days for the duration of the subsidy.

### **Rapid Re-housing Services - Financial Assistance and Housing Stabilization Services**

The two primary agencies providing financial assistance to move households from homelessness to housing are Community Action Coalition for South Central WI (CAC) and Porchlight. Households access their services through a general agency phone number or in-person at the office. Intake staff will determine the nature of the problem(s), assist them in completing an intake form, and may make referrals or offer other suggestions of available services. Attention should be given to reviewing the households' eligibility for mainstream resources available for non-homeless households.

ESG-funded financial assistance is in the form of a grant and may include: a) security deposits and b) rent subsidies up to 12 months when moving from homelessness to housing. Program decisions on the length and amount of rent subsidies in ESG-funded programs are determined by the City of Madison with input from the Rentable Consortium which is made up of HSC agencies who participate with CAC in referring program participants to the Rentable Program. Decisions on the length, amount and type of assistance for individual clients are made by the case manager and the client.

To be eligible to receive financial assistance funded with ESG and HPP funds, households must:

- 1) Reside on the street or in a place not meant for human habitation; or
- 2) Reside in an emergency shelter or transitional housing including a motel paid for by government or charitable organizations; or
- 3) Resided for 90 days or less in an institution and were homeless (uninhabitable place or emergency shelter) prior to entering the institution; or
- 4) Being evicted from their primary nighttime residence within 14 days and no other residence has been identified; or
- 5) Fleeing a domestic violence situation and lacks financial resources.

Financial assistance through security deposits may be equal to the applicant's one month rent amount. In the event that ESG funds are not available to fully fund the security deposit, contributions from other charitable

organizations may be used to equal the value of a month's rent. No applicant shall be referred to other HSC agencies to compile the amount. All rental units are inspected for habitability and rent reasonableness; the rent may not exceed HUD's fair market rent amount.

Financial assistance through a rent subsidy may not exceed a total of \$1,500 which may be allocated in equal amounts for 6 months or 12 months.

On-going rental assistance for rapid re-housing assistance funded with SHP or S+C funds will conform with HUD program regulations specific to each program.

## **GENERAL STANDARDS**

### **Coordinated Intake and Assessment**

All Homeless Services Consortium agencies that receive public funding must be participants in the coordinated intake and assessment system once this process has been developed. Until such time that the coordinated system is operational, an initial assessment will be completed for each individual and family who are homeless or at-risk of homelessness and seeking services. The purpose of the initial assessment will be to provide the most appropriate services to enable the household to be stably housed, whether those housing and services are available through the agency providing the initial assessment or through referral to another Homeless Services Consortium agency.

### **Determining Eligibility – Defining “Homeless” and “At-Risk of Homelessness”**

For each homeless individual or family who receives ESG assistance, the records must include the evidence relied upon to establish and verify that the individual is homeless. This includes documentation that the household:

1. Lacks a fixed, regular and adequate nighttime residence, meaning:
  - a. Has a nighttime residence that is a public or private place not designed for regular sleeping accommodations for human beings (i.e. care, park, abandoned building, bus station, camping ground); or
  - b. Is sleeping in a shelter designated to provide temporary living arrangements (i.e. congregate shelter, transitional housing, motels paid for by charitable organizations or government); or
  - c. Is exiting an institution where they have resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering the institution.
2. Will imminently lose their primary nighttime residence, provided that:
  - a. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; and
  - b. No subsequent resident has been identified; and
  - c. The individual or family lacks the resource of support networks needed to obtain other permanent housing.
3. Is an unaccompanied youth under 25 years of age, or families with children and youth who do not otherwise qualify as homeless under this definition, but who:
  - a. Are defined as homeless under the Runaway and Homeless Youth Act, Head Start Act, Violence Against Women Act, Public Health Services Act, Food and Nutrition Act of 2008, Child Nutrition Act of 1966, or McKinney-Vento Homeless Assistance Act; and

- b. Has not had a lease or occupancy agreement in permanent housing at any time during 60 days immediately preceding the date of application; and
  - c. Has experience persistent instability as measured by two moves or more during 60 days preceding; and
  - d. Can be expected to continue in such status for an extended period. (see Section 583.5 for full definition)
4. Is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that has either taken place within the primary nighttime residence or made the household afraid to return to their primary nighttime residence; has no other residence; and lacks the resources or support networks to obtain other permanent housing.

For each individual or family who receives ESG homeless prevention assistance, the records must include the evidence relied upon to establish and verify that the household meets the definition of at-risk of homelessness. This includes documentation that the household:

1. Has an annual income of less than 30% of the area median income (see attached); and
2. Has insufficient financial resources and support networks available to attain housing stability; and
3. Meets at least one of the following conditions:
  - a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
  - b. Is living in the home of another because of economic hardship;
  - c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application or assistance;
  - d. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income government programs for low-income individuals;
  - e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau; or
  - f. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution).

### **Documentation and Recordkeeping**

Acceptable evidence for documenting lacking fixed, regular and adequate nighttime residence includes:

1. Written document from an outreach worker or shelter provider that the persons resided in an uninhabitable place or in shelter or transitional housing program.
2. Certification from the head of household seeking assistance (including a shelter sign-in sheet).
3. If discharged from an institution, discharge paperwork, a written or oral referral from case manager that includes the entry and exit dates.
4. To the extent that source documents are unobtainable, a written certification by the case manager that to the best of their knowledge the program participant meets the eligibility requirements and documents their due diligence in attempting to obtain third party documentation.

Acceptable evidence for documenting losing primary nighttime residence includes:

1. Court order resulting from an eviction notice or equivalent notice.
2. Evidence that the household lacks necessary financial resource to stay in a motel for more than 14 days.
3. Oral statement by head of household stating that the owner or renter of the residence will not allow them to stay for more than 14 days with verification by intake worker either through contact with the owner or renter or documentation of due diligence in attempting to obtain such a statement.

Acceptable evidence for documenting fleeing domestic violence includes:

1. Oral statement by the head of household seeking assistance and certified by the intake worker.

Acceptable evidence for documenting annual income includes:

1. Source documents for the income received over the most recent period (e.g. wage statement, unemployment compensation statement, public benefits statement, bank statement).
2. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g. employer, government benefits administrator) or the written certification by the case manager of the oral verification by the relevant third party of the income received.
3. To the extent that source documents and third party verification are unobtainable, the written certification by the program participant of the amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.

Acceptable evidence for documenting insufficient resources and support networks includes:

1. Source documents (e.g. notice of termination from employment, unemployment compensation statement, bank statement, health-care bill showing arrears, utility bill showing arrears).
2. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g. former employer, public administrator, relative) or the written certification by the case manager of the oral verification by the third party.
3. To the extent that documents and third-party verification are unobtainable, a written statement by the intake staff describing the efforts taken to obtain the required evidence and a written statement by the case manager that to the best of their knowledge the program participant meets the eligibility requirements.

## **Domestic Violence - Addressing Needs of Individuals and Families who are Fleeing Domestic Violence**

Persons who have been victims of domestic violence may be served in all housing and services agencies serving homeless at those at-risk of homelessness. For those persons who have an immediate safety risk as a result of domestic violence, Domestic Abuse Intervention Services (DAIS) is the primary provider of emergency shelter. In addition to emergency shelter, DAIS offers services to a broader population of domestic abuse



victims, both in other HSC shelters and the general public. Services include crisis response, legal advocacy, children’s programs, community support programs and emergency foster care for pets.

**Security and Confidentiality Procedures for Program Participants**

All program participants are required to fill out and sign a Release of Information for Wisconsin ServicePoint (WISP) entry if receiving housing and/or services funded with ESG funds. Participants should be given options on information sharing preferences. All data entered into WISP is done in a timely way in order to comply with contractual obligations, but no less frequently than by the 10<sup>th</sup> of the month following service.

**Termination and Grievance Procedures**

All agencies providing services with ESG funds shall be required to have a termination and grievance policy. Policies must allow an applicant to formally dispute an agency decision on *eligibility to receive assistance*. The policy must include the method that an application would be made aware of the agency’s grievance procedure and the formal process for review and resolution of the grievance.

All agencies must have policies that allow a program participant to formally dispute an agency decision to *terminate assistance*. The policy must include the method that a written notice would be provided containing clear statement of reason(s) for termination; a review of the decision in which the program participants is given the opportunity to present information before a person other than the person who made the termination decision; and a prompt written notice of the final decision to the program participant.

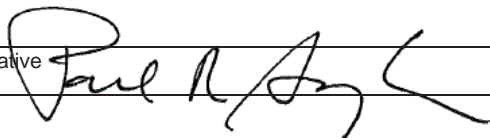
**2013 Income Limit Guidelines**

	Household Size							
	1	2	3	4	5	6	7	8
30% AMI Area Median Income	\$17,000	\$19,400	\$21,850	\$24,250	\$26,200	\$28,150	\$30,100	\$32,050

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b> 04/09/2015		Applicant Identifier	
Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>		State Application Identifier	
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>		Federal Identifier	
<b>5. APPLICANT INFORMATION</b>					
Legal Name: City of Madison			<b>Organizational Unit:</b> Department: Dept of Planning and Community & Economic Development		
Organizational DUNS: 07-614-7909			Division: Community Development Division		
<b>Address:</b> Street: 215 Martin Luther King Jr Blvd, Room 225 PO Box 2627			<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>		
City: Madison			Prefix: Mr.	First Name: James	
County: Dane			Middle Name D.	Last Name O'Keefe	
State: WI		Zip Code 53701-2627		Suffix:	
Country: USA			Email: jokeefe@cityofmadison.com		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 39-6005507			Phone Number (give area code) (608) 266-7851		Fax Number (give area code) (608) 261-9661
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. Municipal Other (specify)		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-218 TITLE (Name of Program): Community Development Block Grant Entitlement Program			<b>9. NAME OF FEDERAL AGENCY:</b> U. S. Department of Housing and Urban Development (HUD)		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Madison			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Consolidated CDBG, HOME and ESG Annual Action Plan		
<b>13. PROPOSED PROJECT</b> Start Date: 01/01/2015 Ending Date: 12/31/2015			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 2nd b. Project 2nd		
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal		\$ 1,662,984 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant		\$ <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State		\$ 500,000 <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local		\$ 2,701,019 <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
e. Other		\$ <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income		\$ 1,250,000 <sup>00</sup>			
g. TOTAL		\$ 6,114,003 <sup>00</sup>			
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>					
<b>a. Authorized Representative</b>					
Prefix Mr.		First Name Paul		Middle Name R.	
Last Name Soglin			Suffix		
b. Title Mayor			c. Telephone Number (give area code) (608) 266-4611		
d. Signature of Authorized Representative 			e. Date Signed 04/09/2015		

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b> 04/09/2015	Applicant Identifier
		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

**5. APPLICANT INFORMATION**

Legal Name: City of Madison	<b>Organizational Unit:</b> Department: Dept of Planning and Community & Economic Development
Organizational DUNS: 07-614-7909	Division: Community Development Division
<b>Address:</b> Street: 215 Martin Luther King Jr Blvd, Room 225 PO Box 2627	<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Mr. First Name: James
City: Madison	Middle Name: D.
County: Dane	Last Name: O'Keefe
State: WI Zip Code: 53701-2627	Suffix:
Country: USA	Email: jokeefe@cityofmadison.com

<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 39-6005507	Phone Number (give area code) (608) 266-7851	Fax Number (give area code) (608) 261-9661
---------------------------------------------------------------	-------------------------------------------------	-----------------------------------------------

<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)	<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. Municipal Other (specify)
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-239 TITLE (Name of Program): HOME Investment Partnerships Program	<b>9. NAME OF FEDERAL AGENCY:</b> U. S. Department of Housing and Urban Development (HUD)
-----------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

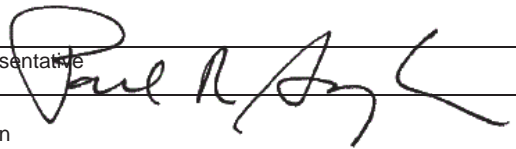
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Madison	<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Consolidated CDBG, HOME and ESG Annual Action Plan
-------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

<b>13. PROPOSED PROJECT</b> Start Date: 01/01/2015 Ending Date: 12/31/2015	<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 2nd b. Project 2nd
-------------------------------------------------------------------------------	---------------------------------------------------------------------------

<b>15. ESTIMATED FUNDING:</b>	<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>
a. Federal \$ 934,135.00 b. Applicant \$ .00 c. State \$ 300,000.00 d. Local \$ 3,000,000.00 e. Other \$ .00 f. Program Income \$ 500,000.00 g. TOTAL \$ 4,734,135.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**  
 Yes If "Yes" attach an explanation.  No

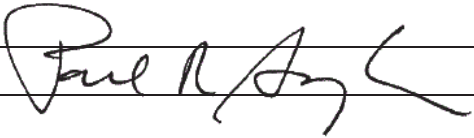
**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.**

<b>a. Authorized Representative</b>		
Prefix: Mr.	First Name: Paul	Middle Name: R.
Last Name: Soglin		Suffix:
b. Title: Mayor		c. Telephone Number (give area code): (608) 266-4611
d. Signature of Authorized Representative: 		e. Date Signed: 04/09/2015

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b> 04/09/2015	Applicant Identifier	
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier	
			<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier	
<b>5. APPLICANT INFORMATION</b>					
Legal Name: City of Madison			<b>Organizational Unit:</b> Department: Dept of Planning and Community & Economic Development		
Organizational DUNS: 07-614-7909			Division: Community Development Division		
<b>Address:</b> Street: 215 Martin Luther King Jr Blvd, Room 225 PO Box 2627			<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>		
City: Madison			Prefix: Mr.	First Name: James	
County: Dane			Middle Name D.		
State: WI			Last Name O'Keefe		
Zip Code 53701-2627			Suffix:		
Country: USA			Email: jokeefe@cityofmadison.com		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 39-6005507			Phone Number (give area code) (608) 266-7851		Fax Number (give area code) (608) 261-9661
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. Municipal Other (specify)		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-231 TITLE (Name of Program): Emergency Solutions Grant Program			<b>9. NAME OF FEDERAL AGENCY:</b> U. S. Department of Housing and Urban Development (HUD)		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Madison			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Consolidated CDBG, HOME and ESG Annual Action Plan		
<b>13. PROPOSED PROJECT</b> Start Date: 01/01/2015 Ending Date: 12/31/2015			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 2nd b. Project 2nd		
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$	152,860 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant	\$	<sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State	\$	275,800 <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local	\$	450,000 <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
e. Other	\$	<sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income	\$	<sup>00</sup>			
g. TOTAL	\$	878,660 <sup>00</sup>			
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>					
<b>a. Authorized Representative</b>					
Prefix Mr.	First Name Paul		Middle Name R.		
Last Name Soglin			Suffix		
b. Title Mayor			c. Telephone Number (give area code) (608) 266-4611		
d. Signature of Authorized Representative 			e. Date Signed 04/09/2015		

## INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled Institution of Higher Learning</td> </tr> <tr> <td>B. County</td> <td>J. Private University</td> </tr> <tr> <td>C. Municipal</td> <td>K. Indian Tribe</td> </tr> <tr> <td>D. Township</td> <td>L. Individual</td> </tr> <tr> <td>E. Interstate</td> <td>M. Profit Organization</td> </tr> <tr> <td>F. Intermunicipal</td> <td>N. Other (Specify)</td> </tr> <tr> <td>G. Special District</td> <td>O. Not for Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td></td> </tr> </table>	A. State	I. State Controlled Institution of Higher Learning	B. County	J. Private University	C. Municipal	K. Indian Tribe	D. Township	L. Individual	E. Interstate	M. Profit Organization	F. Intermunicipal	N. Other (Specify)	G. Special District	O. Not for Profit Organization	H. Independent School District		17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled Institution of Higher Learning																		
B. County	J. Private University																		
C. Municipal	K. Indian Tribe																		
D. Township	L. Individual																		
E. Interstate	M. Profit Organization																		
F. Intermunicipal	N. Other (Specify)																		
G. Special District	O. Not for Profit Organization																		
H. Independent School District																			
8.	Select the type from the following list: <ul style="list-style-type: none"> <li>• "New" means a new assistance award.</li> <li>• "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date.</li> <li>• "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> </li> </ul>	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

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

## NON-STATE GOVERNMENT CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



04/09/2015

---

Signature/Authorized Official

Date

Paul R. Soglin

Name

Mayor, City of Madison

Title

210 Martin Luther King, Jr. Blvd.

Address

Madison, WI 53703

City/State/Zip

608-266-4611

Telephone Number



- |                                                                       |
|-----------------------------------------------------------------------|
| <input type="checkbox"/> This certification does not apply.           |
| <input checked="" type="checkbox"/> This certification is applicable. |

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2\_\_\_, 2\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

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

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



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

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

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



04/09/2015

---

Signature/Authorized Official

Date

Paul R. Soglin

Name

Mayor, City of Madison

Title

210 Martin Luther King, Jr. Blvd.

Address

Madison, WI 53703

City/State/Zip

608-266-4611

Telephone Number

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

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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



04/09/2015

Signature/Authorized Official

Date

Paul R. Soglin

Name

Mayor, City of Madison

Title

210 Martin Luther King, Jr. Blvd.

Address

Madison, WI 53703

City/State/Zip

608-266-4611

Telephone Number

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

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

### ESG Certifications

I, Paul R. Soglin, Chief Executive Officer of the City of Madison, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Solutions Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, 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. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Solutions Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



04/09/2015

Signature/Authorized Official

Date

Paul R. Soglin

Name

Mayor, City of Madison

Title

210 Martin Luther King, Jr. Blvd.

Address

Madison, WI 53703

City/State/Zip

608-266-4611

Telephone Number

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

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

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

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
  - a. All "direct charge" employees;

- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



04/09/2015

Signature/Authorized Official

Date

Paul R. Soglin

Name

Mayor, City of Madison

Title

210 Martin Luther King, Jr. Blvd.

Address

Madison, WI 53703

City/State/Zip

608-266-4611

Telephone Number