



Department of Planning & Community & Economic Development

## Community Development Division

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Child Care  
Community Resources  
Community Development Block Grant  
Madison Senior Center

To: Equal Opportunities Commission  
From: Linette Rhodes, Community Development Division  
Date: 8/12/2021  
Re: Fair Housing Services

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The City of Madison has been awarded Community Development Block Grant (CDBG) funding by the U.S. Department of Housing and Urban Development (HUD). According to 24 CFR 570.487(b), by accepting receipt of these funds the City must take some action to affirmatively further fair housing. Madison's housing market has seen tremendous growth powered by two engines: a high quality of life and a strong job market that have combined to attract thousands of new residents every year. If growth continues at this pace, by the year 2040, there could be 70,000 new residents and 40,000 new households in Madison. The supply of housing has not kept pace, contributing to a chronic shortage of housing and rapidly rising prices. The result is that people have less choice about where they live and those with fewer means often have no choice at all. COVID-19 has only exacerbated the underlying issues of inequality and diminished affordability in our city, leaving many in a state of housing instability.

A vital component of Madison's Housing Forward strategies is to provide vibrant neighborhoods with a range of quality housing choices and a place where residents feel safe and secure, enjoy comfortable living and take pride in their community. The City's Community Development Division and Department of Civil Rights are tasked with furthering housing goals which include conducting education and outreach activities to encourage compliance with federal and state fair housing law.

Since 2014, the City's Community Development Division has contracted with The Fair Housing Center of Greater Madison (FHCGM), which is the Madison arm of the Metropolitan Milwaukee Fair Housing Council (MMFHC). Established in 1978, MMFHC's mission 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. FHCGC provides Fair Housing Training Sessions (aka workshops) to owners and managers of rental property to promote greater understanding of federal, state and local fair housing laws and ordinances. The Fair Housing Centers also provide fair housing enforcement services (aka testing), fair housing information/referral services, fair housing presentations for housing consumers, and a toll-free housing discrimination complaint hotline. Community Development Division provides up to \$41,000 for these services.

Depending on availability of funds, Purchase of Service contracts are typically 4-5 years. CDD will then release a Request for Proposals (RFP) to issue future contracts for these services. A RFP solicits proposals from experienced organizations to work in collaboration with the City to provide these services. Fair Housing RFP will authorize up to \$41,000 of Community Development Block Grant funds to seek proposals from fair housing counseling consultants. FHCGM will need to submit a proposal to the RFP to continue contracting with the City. Fair housing services are included in CDD's [2021 Homeless Services and Housing Resources RFP](#). The RFP was posted on August 10, 2021 and applications for the RFP are due by noon on September 3, 2021.