
2018 Consolidated Annual Performance & Evaluation Report [CAPER]

CR-05 - Goals and Outcomes

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

91.520(a)

Narrative pending.

DRAFT

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

91.520(g)

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

Accomplishments - Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan to Date			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Housing Supply	Affordable Housing	CDBG: \$876,290	Homeowner housing rehabilitated	Household or housing unit	1,050	407	38.76%	112	95	84.82%
		City: \$2,716,794	Rental units constructed	Household or housing unit	170	43	25.29%	209	8	3.83%
		HOME: \$81,000	Rental units rehabilitated	Household or housing unit		123			93	
		HOME: \$34,461	Homeowner housing added	Household or housing unit	56	15	26.79%	2	0	0.00%
		City: \$1,548,242	Housing for homeless added	Household or housing unit		46			41	
Housing Assistance	Affordable Housing	CDBG: \$286,119 HOME: \$72,000 HCRI: \$284,000	Direct financial assistance to homebuyers	Households assisted	295	175	59.32%	48	46	95.83%
		ETH (ESG / THP / HPP): \$201,735	Tenant-based rental assistance / Rapid Re-housing	Households assisted		47				
	Homeless Non-Homeless Special Needs	ESG: \$47,988 City: \$180,362 ETH (ESG / THP / HPP): \$172,611	Homeless person / Overnight shelter	Persons assisted	42,255	8,291	19.62%	665		
		CDBG: \$92,842 ESG: \$87,492 City: \$960,947 ETH (ESG / THP / HPP): \$224,787	Homelessness prevention / fair housing activities	Persons assisted	8,765	7,707	87.93%	750		
Job Creation & Community Business Development	Non-Housing Community Development	CDBG: \$337,102	Jobs created/retained	Jobs	294	216	73.47%	23	37	160.87%
			Businesses assisted	Businesses assisted		13				
Small Business (Micro-Enterprise) Development	Non-Housing Community Development	CDBG: \$385,004	Businesses assisted	Businesses assisted	184	2,772	1,506.52%	440	1,367	317.91%
Adult Workforce Development	Non-Housing Community Development	City: \$660,110	Other	Job seekers trained	15,243	8,183	53.68%	1,300	1,962	150.92%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan to Date			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Neighborhood Centers & Community Gardens	Non-Housing Community Development	CDBG: \$364,891 City: \$730,690 Future Madison: \$18,791	Public service activities other than low/moderate income housing benefit	Persons assisted	256,939	153,844	59.88%	32,365	39,206	121.14%
Capital Improvements for Community Organizations	Non-Housing Community Development	CDBG: \$325,000	Public facility or infrastructure activities other than low/moderate income housing benefit	Persons assisted	60,000	10,655	17.76%	4,700	9,329	198.49%
Neighborhood Revitalization Plans & Projects	Non-Housing Community Development	CDBG: \$39,303	Public facility or infrastructure activities other than low/moderate income housing benefit	Persons assisted	72,000	136	0.19%	2,278	136	5.97%
Planning and Administration	Planning / Administration	CDBG: \$553,414 HOME: \$205,514 ESG: \$14,516 City: \$403,539 ETH (ESG / THP / HPP): \$18,072 HCRI: \$59,012	Other	Contracts administered	450	270	60.00%	95		

Narrative pending.

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

Narrative pending.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Assistance to racial and ethnic populations by source of funds

	CDBG	HOME	ESG
White	27,922	16	508
Black or African American	12,910	20	912
Asian	1,751	6	4
American Indian or American Native	370	0	45
Native Hawaiian or Other Pacific Islander	108	0	2
Total	43,061	42	1,471
Hispanic	3,471	0	117
Not Hispanic	39,590	42	1,354

The racial and ethnic composition of families assisted by the City CDD was generally in line with expectations for 2018. As anticipated, racial and ethnic minorities were significantly over-represented as compared to Whites, who comprise 78.8% of Madison's overall population.

Of those assisted by the City's CDD in 2018, 64% were White, 31% were African American, 4% were Asian, and approximately 1% were American Indian, American Native, Native Hawaiian or Other Pacific Islander. In addition, approximately 8% were Hispanic.

Identify the resources made available.

Source of Funds	Anticipated Total Resources Made Available During 2015-2019 Consolidated Plan	Amount Expended During 2018 Program Year
CDBG	\$ 11,272,357	\$ 5,139,712
HOME	4,363,514	596,227
ESG	577,112	174,244
Other Sources	City of Madison	8,140,810
	ETH (ESG / THP / HPP)	1,140,000
	Future Madison	75,122
	HCRI	700,000
		7,200,684
		609,828
		19,186
		442,496

In 2018, the CDD used a diverse array of federal, state and local funds to support programs and projects across its three primary goal areas.

Identify the geographic distribution and location of investments.

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

Narrative pending.

Leveraging

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

Narrative pending.

Fiscal Year Summary - HOME Match Report

1. Excess match from prior Federal fiscal year	\$ 4,685,076
2. Match contributed during current Federal fiscal year	256,384
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,941,461
4. Match liability for current Federal fiscal year	47,950
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 4,893,511

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land / Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
CDA DE005 2014	12/05/2014	\$ 70,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 70,000
CWD DD015 2015	01/01/2016	0	79,916	0	0	0	0	79,916
CWD DD016 2016	01/01/2017	0	106,469	0	0	0	0	106,469

HOME MBE/WBE report

Program Income

Enter the program amounts for the reporting period.

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 810,446	\$ 984,553	\$ 423,791	\$ 0	\$ 1,371,208

Minority Business Enterprises and Women Business Enterprises

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

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	5	0	0	1	2	3
Dollar Amount	\$ 113,719	\$ 0	\$ 0	\$ 15,120	\$ 66,171	\$ 32,428
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	Total	Women Business Enterprises			Male	
Contracts						
Number	5	1			3	
Dollar Amount	\$ 113,719	\$ 15,120			\$ 98,599	
Sub-Contracts						
Number	0	0			0	
Dollar Amount	\$ 0	\$ 0			\$ 0	

Minority Owners of Rental Property

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

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

Relocation and Real Property Acquisition

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

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

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

Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	56	40
Number of Non-Homeless households to be provided affordable housing units	306	322
Number of Special-Needs households to be provided affordable housing units	9	16
Total	371	378

Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance *	0	0
Number of households supported through the Production of New Units	198	160
Number of households supported through Rehab of Existing Units	125	176
Number of households supported through Acquisition of Existing Units	48	42
Total	371	378

* The City of Madison did not adopt this specific goal as part of its 2018 Action Plan.

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

For 2018, differences between one-year goals and actual outcomes have to do primarily with the timing of large affordable housing development projects supported by the City's Affordable Housing Initiative in concert with Low-Income Housing Tax Credits. Many Affordable Housing Initiative-funded developments supported by the City of Madison as early as 2015 were completed in 2018, and a large number of units were made available to low-income households as a result. One hundred fifty-two (152) of the 378 households supported by the City of Madison were assisted, in part, by the Affordable Housing Initiative.

Discuss how these outcomes will impact future annual action plans.

Units completed as part of AH/ LIHTC-supported projects in 2019 will be reflected in the City's 2019 CAPER. Future annual action plans will incorporate LIHTC projects on a less aggressive schedule to ensure a more accurate estimate of likely outcomes. In 2019, CDD will continue to be aggressive at seeking out development proposals that can leverage federal and other non-governmental funding sources. This should yield an increase in the number of assisted households in the 2019 and 2020 CAPERs.

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

Unlike in past years, the largest population to which the City of Madison distributed its federal funds was persons who were extremely low-income, but low-income and moderate-income persons still represented nearly half of all persons served.

Number of Persons Served

	CDBG Actual	HOME Actual
Extremely Low-income	108	16
Low-income	47	4
Moderate-income	56	1
Total	211	21

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

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

The City of Madison, along with the Dane County Continuum of Care (CoC), created a Coordinated Entry process so that all literally homeless individuals receive a common needs assessment. The community uses the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) designed by OrgCode Consulting, LLC. Staff at emergency shelters and the local day resource center for people experiencing homelessness are trained on completing the assessment. In addition, street outreach workers are trained in the assessment, and function as a mobile hub for connection to the Coordinated Entry System. Staff at the day resource center and outreach workers are in a key position to engage with people who are experiencing unsheltered homelessness. Trainings are provided regularly to ensure that staff providing coordinated entry functions are up to date on the assessment tool and community expectations. Assessments are done within 7-10 days of an individual or household experiencing literal homelessness and individuals or households are quickly placed on the CoC's Housing Priority List. All staff with coordinated entry duties ensure that assessments are entered into the Homeless Management Information System (HMIS) accurately. Dane CoC has added supplemental questions to the VI-SPDAT in order to gauge additional needs that may require a direct referral to local programs (i.e., victim service providers, Veterans Services). The City of Madison financially supports street outreach teams to reach out to unsheltered individuals. In 2018, the City provided full funding for a street outreach team to focus on certain areas of the downtown and those people who are near the top of the housing priority list. The street outreach teams prioritize individuals who are not connected to shelter systems to complete needs assessments and connect them to services. A City funded street outreach provider organizes a bi-monthly outreach meeting, which brings together paid outreach as well as grass roots or faith based volunteers who reach out to the unsheltered population. The purpose of the meetings is to ensure that individuals are connected to outreach services that meet their needs. Street outreach providers have worked together to identify the populations and geographic areas they serve in order to avoid duplication of services. Street outreach workers are collaborating and addressing immediate needs of this vulnerable population of people living on the streets.

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

The City of Madison supports the operations and case management at emergency shelters in the Dane CoC. The City assists shelters to ensure their programs are quickly assisting households to move into permanent housing. To do this, the City supports a variety of support services such as case management, job training, and rapid re-housing. The City reviews performance outcomes such as average length of stay (HUD Performance Measure 1) to ensure the shelters are high performing. All shelters must participate in Coordinated Entry and shelter providers meet monthly to address concerns or improve services. To help support emergency shelters, the City supports the Day Resource Center, which can provide additional case management needs for homeless individuals. Shelter providers are engaged in ongoing evaluation of their shelter rules and policies looking for additional ways to make their facilities low barrier and housing focused.

In the past year, Dane CoC's transitional housing stock has decreased. Providers are converting some of the transitional housing into permanent housing which is beneficial for our community. The CoC continues to support a few transitional housing programs that focus on specific populations. There is a continued need for transitional housing for young people ages 18-24, including those who are parenting. The City will support effective low-barrier transitional housing that is targeted to specific populations or transitional housing used specifically for bridge housing while a household waits for available permanent housing.

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

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

- Provided support services to eliminate barriers that keep homeless persons from stable housing. Support services include case management, job coaching and employment searches, obtaining mainstream resources, advocating for alcohol and other drug treatment, accessing mental health services, providing assistance with child care and parenting

issues, budget counseling and protective payees when warranted, accessing transportation, and learning how to communicate with landlords and neighbors.

- Provided safety net housing in the form of funds for staff and operations of emergency shelter until more permanent, stable housing can be obtained.
- Provided case management to homeless families to identify housing in an attempt to divert them from emergency shelter.
- Provided an inventory of affordable housing through ESG- and State-funded rent subsidies that make existing housing affordable for formerly homeless families.
- Continued working with developers to open 45 units of permanent supportive housing to serve chronically homeless families with children.

The CoC participates in the H2 (Housing and Healthcare) Initiative. The purpose of the initiative is to bring these two sectors together to better serve people experiencing homelessness. In 2017, this issue was renewed and now there are both housing providers and representatives from the major health care facilities at the table. The CoC is working with a non-profit who is developing a medical respite facility. The County Jail has hired reentry staff who are work closely with the CoC in an attempt to avoid discharge into homelessness and connections to Coordinated Entry as appropriate. The reentry staff are trained on the VI-SPDAT in order to quickly connect individuals. The CoC has reached out to foster care agencies to figure out ways to partner. They are in the initial stages of working with the Committee to End Youth Homelessness and are supportive of the efforts. The CoC is in the early stages of developing working relationships with the Employment and Training Network in order to proactively align homeless services with employment services. It is anticipated that relationships will strengthen and continue as there is a sense from all sectors of the importance to collaborate and better coordinate services.

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

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

In 2018, the City provided funding for diversion practices into the homeless services system. Households who had a safe place to stay, but needed support to do so, are offered financial and support services. The CoC believes that shelter space should be available to those who have no other safe alternatives. If a household has a safe space to be, the CoC will support that and provide assistance to secure permanent housing. As diversion services are getting off the ground, we see that some households are obtaining permanent housing without ever needing to enter the emergency shelter.

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

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

In 2018, the CoC applied for additional funds through the CoC Competition to provide rapid rehousing to adults. In addition, the County dedicated funds for this purpose in their 2019 budget.

In looking at System Performance Measures, the CoC has seen an increase in the number of adult leavers increasing income from both employment and non-employment sources. There is a slight decrease in the length of time people experience homelessness. When households exit to permanent housing, about 22% of them are returning to homelessness after two years which represents a slight decrease. The CoC continues to work on exits to permanent housing from homelessness. Shelter staff are looking at ways to ensure their programming is housing focused. When households enter permanent housing, we see that 93% of them either maintain that housing or move to other permanent housing.

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

CR-30 - Public Housing

91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

Narrative pending.

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

Narrative pending.

Actions taken to provide assistance to troubled PHAs.

Narrative pending.

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Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. *91.220 (j); 91.320 (i)*

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

The City also continued its commitment to the Affordable Housing Initiative (AHI), originally launched in 2014. The AHI was designed to strategically commit City funds in successfully leveraging federal Low-Income Housing Tax Credits (LIHTCs) for affordable rental housing projects. The City's AHI originally set a goal to add 200 of rental units each year, for a five-year period.

In addition to successfully leveraging LIHTC benefits, the City expects to work with at least one of these projects to access additional Tax Incremental Financing (TIF), leveraging additional financial support for affordable housing development.

Actions taken to address obstacles to meeting underserved needs. *91.220(k); 91.320(j)*

During 2018, the City of Madison's Community Development Division (CDD) undertook a variety of actions to address obstacles to meeting the needs of underserved persons and households. The Division partnered with area nonprofits, businesses, funders, and the Madison Metropolitan School District to identify community needs, refine priorities, and discuss ways to eliminate barriers to addressing identified needs.

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

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

In 2018, CDD staff continued to serve on various committees throughout the Madison area as part of a broad effort to develop strategies to address the needs of local underserved populations. Examples of such groups and committees include the City's Neighborhood Resource Teams, the Homeless Services Consortium, the Allied Task Force, Food Policy Committee, and the Home Buyers Round Table.

In the first half of 2018, CDD staff worked with the City's Planning Division to update the City's 20-year Comprehensive Plan. During that time, over 15,000 stakeholders were engaged to help identify the City's highest needs and to help prioritize strategies to address those needs. This information is currently being used to update CDD's next Five-Year Consolidated Plan, as well.

Actions taken to reduce lead-based paint hazards. *91.220(k); 91.320(j)*

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

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

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

91.220(k); 91.320(j)

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

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

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

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

Actions taken to develop institutional structure.

91.220(k); 91.320(j)

During 2018, the CDD continued to refine and revise its programs, create efficiencies, and improve service delivery. A major undertaking in 2018 was the initiation of greater coordination between the Community Development (CDBG) and Community Resources Units, which has allowed the Division to better capitalize on staff expertise, enhancing work product and improve efficiencies, and will result in greater community service and impact.

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

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

91.220(k); 91.320(j)

In addition to its 2018 organizational initiatives, the CDD worked with its community partners to plan, develop, and invest in proven and innovative projects that contributed to the priorities and objectives established by the CDBG Committee, Mayor, Common Council, and city residents.

The Division continued its collaborative efforts with other local funders in an effort to overcome gaps in institutional structures and enhance coordination of community development efforts. Among the local funders with whom CDD staff worked were WHEDA, United Way, and Dane County Human Services. In May 2018, the City of Madison hosted a networking event in partnership with the United Way of Dane County and YWCA of Madison to encourage collaboration between housing developers and non-profit supportive service providers. In addition, Division staff continued working with local coalitions, including the Homeless Services Consortium, Third Sector Housing, neighborhood center executive directors, and the Home Buyers Round Table.

The CDD continued its strong collaboration with community organizations to enhance and expand efforts to address homeless issues. In 2018, these efforts included acting as applicant, contract administrator and fiscal agent for State EHH funds (Emergency Solutions Grant, Housing Program, and Homeless Prevention Program) on behalf of the local consortium of homeless prevention agencies. The CDD also served formally as collaborative applicant for the Madison/Dane County Homeless Assistance Program. In addition, CDD staff provided necessary environmental reviews for local agencies receiving Continuum of Care contracts for rental assistance directly from HUD.

The City's Community Development Authority updated sections of the City's Biennial Housing Report with current data on the City's housing data, with a focus on trends and challenges experienced by various racial and ethnic groups. The housing report identifies supply and demand issues in both the market and affordable housing sectors; the primary challenges affecting the affordable housing market; and highlights local initiatives and national best practices. The report also develops specific recommendations to guide City policies and priorities, and ensures collaboration among the City's housing initiatives and policies.

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

91.520(a)

In 2018, the City continued to work with its public and private community partners to fund and implement a wide range of affordable housing development projects, downpayment assistance programs, homebuyer education & financial literacy programs, and fair housing education and enforcement programs. The City's efforts to address impediments focused principally on actions to increase the supply of rental housing, increase the number of affordable housing options within the City, and mitigate spatial impediments.

More specifically, the City took the following steps in 2018 to address the five categories of impediments to fair housing identified in the 2013 AI:

(1) Actions to Address Supply Impediments

- Worked with developers to move forward projects awarded both City Affordable Housing Funds and WHEDA Low-Income Housing Tax Credits (LIHTCs). These projects will increase the supply of the rental housing stock in Madison. Each project contains a set number of units that are rent restricted for affordability.
- Continued to offer a point scoring preference for funding requests that include larger affordable housing units.
- Supported a Permanent Supportive Housing project, which will provide up to 45 two-, three- and four-bedroom units for families.

(2) Actions to Alleviate Affordability Impediments

- Collaborated with nonprofit organization working to develop a co-housing project on Madison's east side that proposed to include a significant number of affordable owner units.
- Collaborated with staff from the City's Planning Division during its Comprehensive Plan update process to encourage the inclusion of low- and very low-income residents in development in all City neighborhoods.
- Worked with staff from the Community Development Authority, tasked with staffing the City's Housing Strategy Committee, to evaluate the impacts of the housing market on various racial and ethnic groups, as part of the City's Housing Strategy Report update.

(3) Actions to Alleviate Financial Impediments

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

(4) Actions to Alleviate Spatial Impediments

- Addressed and resisted neighborhood opposition to affordable housing through the active participation of City staff in neighborhood meetings, Plan Commission meetings and Common Council meetings.
- Collaborated with staff of the Community Development Authority and with WHEDA to prioritize for new units, neighborhoods that are well located with key amenities, and without concentrations of low-income households.

Analysis of Impediments to Fair Housing Choice

- (1) Supply Impediments (Private Sector)
 - Inadequate Supply of Rental Housing
 - Inadequate Supply of Larger Assisted Rental Units
 - Inadequate Supply of Single Room Occupancy Units
- (2) Affordability Impediments (Private Sector)
 - Inadequate Supply of Affordable Housing
- (3) Financial Impediments (Private Sector)
 - Lack of Loans to Minorities
- (4) Spatial Impediments (Public and Private Sector)
 - Assisted/Subsidized Housing Projects Directed Toward Low Income Neighborhoods
 - Racial Segregation
 - Transit Commuting Times Excessive from some Areas
 - Poor Grocery Store Access in Some Minority Neighborhoods
- (5) Administrative Impediments (Public Sector)
 - Limited Use of Fair Housing Complaint Procedures
 - Uncertain Implementation Strategy and Responsibility
 - Zoning Code Permits Concentration of Disabled Residents
 - Protected Classes Underrepresented on Boards and Commissions

- Collaborated with staff of the Community Development Authority on continued updates of the City's Housing Strategy Report.
- Prioritized for City Affordable Housing funding projects that are located on transit corridors.
- Continued to enhance our Affordable Housing Targeted Areas map to ensure that funding for additional income-restricted units was not further concentrated in areas with higher rates of poverty or percentage of existing assisted housing units.

(5) Actions to Alleviate Administrative Impediments

- Implemented a system of increased collaboration and coordination around affordable housing among City departments and divisions.
- Ensured Department of Civil Rights evaluated and enhanced the procedure process for Fair Housing Complaints.
- Actively sought women and people of color to serve on the City's CDBG Committee. The committee now includes five people of color and three women.

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

In 2018, the CDD began analyzing available data to prepare for the upcoming submission of our Analysis of Impediments to Fair Housing Choice report (AI), which will be submitted in 2019. The CDD has analyzed and is updating fair housing data and is currently in the process of drafting the recommendations for this next AI. The Division is using updated recommendations and data to inform our Five-Year Consolidated Plan for 2020-2024.

The full version of the AI study is available online at
http://www.cityofmadison.com/cdbg/documents/MadisonAI_2013_FINAL_w_Maps.pdf

CR-40 - Monitoring

91.220; 91.230

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

Narrative pending.

Citizen Participation Plan

91.105(d); 91.115(d)

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

Narrative pending.

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

Narrative pending.

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

No.

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

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

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

For 2018 Inspections, the CDD enacted a Memorandum of Agreement with the City of Madison's Building Inspection (BI) Division. BI inspected 117 (or 30%) of the 392 HOME (and NSP) rental units in the City's portfolio that are within their current period of affordability. (The City has a total of 524 HOME and NSP rental units, including 132 that are outside the period of affordability, and thus do not require inspections.) Results of the inspections were routine, with no major compliance concerns noted. Included among the findings were items such as malfunctioning stovetop burners, damaged window screens, broken light switches, damaged door jambs, and missing or malfunctioning smoke or CO detectors. Sixty-six of the units inspected were fully in compliance with both Housing Quality Standards and City of Madison Minimum Housing Codes, and required no re-inspections.

The following table lists all the units that were inspected for 2018. All units scheduled for inspection were inspected with none omitted.

HOME Units Inspected During 2018

Agency/Owner	Project	# of Units Inspected
Common Wealth Development	CWD Leland Drive Rental Acquisition/Rehab	2
Future Madison Housing	Northpointe I	3
Future Madison Housing	Eastpointe	7
The Road Home	Housing & Hope Phase II	4
Goodwill	Old Middleton Apartments	2
Housing Initiatives	Ruskin Street Rental Housing Development	3
Housing Initiatives	Stonebridge 2	3
Housing Initiatives	1313 Crowley Street	2
Housing Initiatives	1336 E Mifflin Street	4
Housing Initiatives	1012 E Dayton Street	4
Housing Initiatives	2505 Brentwood Parkway	4
Housing Initiatives	5028 Camden Road	4
Housing Initiatives	Carling Drive (Rental Acquisition 2010)	4
Housing Initiatives	HI Troy Drive (Rental Acquisition 2013)	4
Housing Initiatives	3734 W Karstens Drive	4
Housing Initiatives	HI Mifflin/Butler Acquisition	14
Independent Living	The Gardens Repair	1
Madison Development Corporation	738 E Dayton Street	2
Madison Development Corporation	Fisher Street NSP Rental Housing	1
Madison Development Corporation	Taft Street NSP Rental Housing	1
Movin' Out, Inc.	Ponwood Acquisition	1
Movin' Out, Inc.	Maple Valley Drive	2
Movin' Out, Inc.	4618 Eldorado Lane	1

Agency/Owner	Project	# of Units Inspected
Movin' Out, Inc.	441 Hilton Drive	1
Movin' Out, Inc.	MO Troy Drive Land Acquisition	1
Porchlight	Housing First for Families	4
Porchlight	519 E. Johnson Street	2
Porchlight	CDA Truax Park Phase 2 PSH	8
Porchlight	Porchlight Lien Road Permanent Supportive	16
Project Home	Prairie Crossing	5
Stone House Development	Park Central Apartments	3

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

92.351(b)

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

In an analysis of the CDD's 2018 rental portfolio, 51% of heads of household self-reported race or ethnicity as non-white. The CDD conducted this analysis on all CDD federally-assisted units, which includes mostly HOME-assisted units plus a smaller number of NSP- and CDBG-assisted units. By comparison, the total population of non-white renter households in the City of Madison with incomes at or below 80% CMI is 31% (*HUD-CHAS Data 2010-2014*).

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

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

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

HOME Program Income Expenditures By Project

Agency	Proj #	Project Name	HOME PI Funds	Income Level	Household Size	Race
Habitat for Humanity	BJ 048	Housing for Homebuyers / 9 Cherbourg Ct	\$ 18,000	Low	6	Black
Habitat for Humanity	BJ 049	Housing for Homebuyers / 7 Cherbourg Ct	\$ 18,000	Low	6	White
Habitat for Humanity	BJ 050	Housing for Homebuyers / 5 Cherbourg Ct	\$ 18,000	Low	4	Other multi-racial
Habitat for Humanity	BJ 051	Housing for Homebuyers / 3 Cherbourg Ct	\$ 18,000	Low	4	White

Agency	Proj #	Project Name	HOME PI Funds	Income Level	Household Size	Race
Habitat for Humanity	BJ 052	Housing for Homebuyers / Treichel	\$ 18,000	Low	4	American Indian & Black
Movin' Out	BK 100	Homeownership / Metro	\$ 36,000	Low	1	White
Movin' Out	BK 104	Homeownership / Glacier Hill	\$ 100	Moderate	2	Black
Movin' Out	BK 111	Homeownership / Northland	\$ 3,000	Moderate	4	Black
Movin' Out	BK 112	Homeownership / Allied	\$ 30,000	Low	1	Black
Housing Initiatives	DN 027	Mifflin/Butler Rental Housing Acquisition & Rehab	\$ 300	<i>not yet completed</i>		

Describe other actions taken to foster and maintain affordable housing.

91.220(k)

Narrative pending.

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

Recipient Information

All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Linette S. Rhodes
Interim Community Development Grants Supervisor

(608) 261-9240
lrhodes@cityofmadison.com

ESG Contact Address

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

ESG Secondary Contact

Sarah Lim
Grants Administrator

(608) 261-9148
slim@cityofmadison.com

Reporting Period

All Recipients Complete

Program Year Start Date	01/01/2018
Program Year End Date	12/31/2018

Homeless Management Information System (HMIS) Data

Data pending.

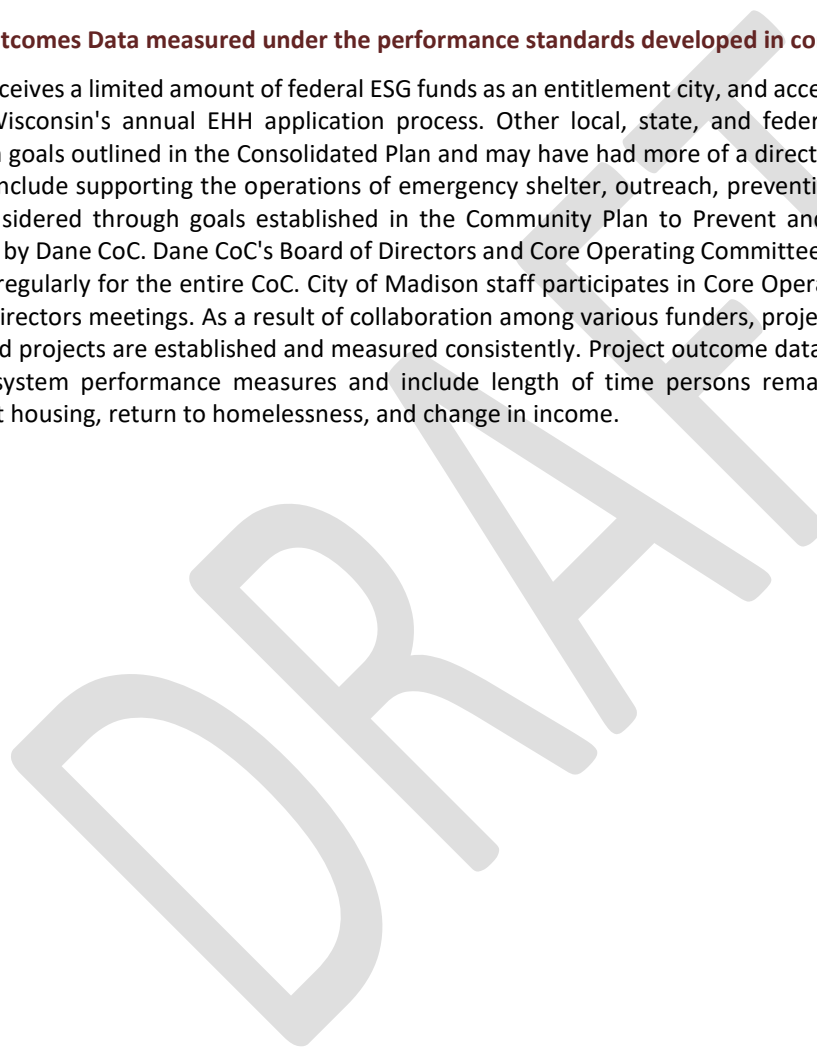
DRAFT

Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	45,625
Total Number of bed-nights provided	44,614
Capacity Utilization	97.78%

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

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



CR-75 - Expenditures

ESG Expenditures for Homelessness Prevention	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	\$ 40,275	\$ 0	\$ 0
Expenditures for Housing Relocation & Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	25,000
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	87,492	0
Subtotal Homelessness Prevention	\$ 40,275	\$ 87,492	\$ 25,000

ESG Expenditures for Rapid Re-Housing	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	\$ 28,737	\$ 0	\$ 12,500
Expenditures for Housing Relocation & Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	12,500
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	\$ 28,737	\$ 0	\$ 25,000

ESG Expenditures for Emergency Shelter	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	\$ 47,998	\$ 0	\$ 59,594
Operations	0	47,988	50,000
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal Emergency Shelter	\$ 47,988	\$ 47,988	\$ 109,594

Other Grant Expenditures	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
HMIS	\$ 2,994	\$ 3,056	\$ 3,084
Administration	11,227	11,460	11,566
Street Outreach	0	0	0

Total ESG Funds Expended	2016	2017	2018
\$ 455,461	\$ 131,221	\$ 149,996	\$174,244

Other Funds Expended on Eligible ESG Activities	2016	2017	2018
Other Non-ESG HUD Funds	\$ 0	\$ 0	\$ 0
Other Federal Funds	14,221	17,572	
State Government	0	0	0
Local Government	37,814	56,294	
Private Funds	67,647	47,988	
Other	11,539	19,659	
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	\$ 131,221	\$ 141,513	

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
\$	\$ 262,442	\$ 291,509	\$