



First Program Year Action Plan 2010

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

Narrative Responses

GENERAL

Executive Summary

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

Program Year 1 Action Plan Executive Summary:

The City of Madison presents the following One-Year Action Plan for 2010 Community Development program funds. The City developed these recommendations based upon Mayoral priorities, Community Development Block Grant (CDBG) Committee recommendations, Community Development Division staff analysis, public hearing comments, program performance information and consultation with various service agencies, stakeholders, other funders, the Madison Metropolitan School District and business leaders and developers.

Once the Common Council approves the 2010 City budget the Community Development Division will submit this One-Year Action Plan to the Department of Housing and Urban Development for the 2010 calendar year. This is in conformance with the requirements of the Housing and Community Development Act of 1973, as amended. This version of the One Year Action Plan describes the following goals, objectives and activities of the Community Development.

Goals:

- Improve and expand affordable housing options.

Objectives and Outcomes

- Owner-occupied housing – housing made accessible, brought to code or made more energy efficient – 200 minor repairs/rehabs + 37 major repairs/rehabs.
- Housing for buyers - homes constructed, rehabbed or downpayment assistance given to assist low and moderate income homebuyers –90 properties
- Rental Housing – housing units created, renovated to code or made accessible, better managed, and affordable – 188 units

Budget

47% of budget allocated to improve housing

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

Objectives and Outcomes

- Job creation – jobs created through growing businesses which meet wage standard levels or create advancement opportunities, with 51% being low to moderate income – 55 jobs
- Micro-enterprise development – businesses created and viable after 4 years with the help of technical and/or financial assistance – 22 businesses

Budget

19% of the budget allocated to develop Madison's Economy

- Strengthen neighborhoods through the operation of neighborhood centers, community gardens and the implementation of strategic neighborhood building projects.

Objectives and Outcomes

- Neighborhood centers and community gardens – develop, operate and sustain these as neighborhood focal points –30,121 individuals.
- Improve community service physical facilities – 2 facilities
- Neighborhood revitalization – priority projects will be identified through the neighborhood planning process to support healthy neighborhoods – 3 neighborhoods.

Budget

17% of the budget allocated to improve community-based services

- Increase the access of low and moderate income households and community groups to resources through the improvement of community service facilities, enhancement of informational services and employment and training opportunities.

Objectives and Outcomes

- Access to community resources – provide information to help place people into housing, help people avoid homelessness, case management, financial counseling, and employment and training – 3,351 individuals.

Budget

6% of the budget allocated to access

- Administer the Community Development program to meet the community needs and funder requirements.

Objectives and Outcomes

- Develop, guide and manage proposals and projects which generate long term impact and self-sufficiency. Achieve National and local cross-cutting objectives – 140 contracts.

Budget

9% of the budget allocated to plan and administer the program effectively

This Action Plan allocates a total of approximately \$8.9 million in anticipated 2010 Community Development Block Grant, HOME and ESG Entitlement funds, City HOME Match funds, City funds, State HCRI funds, CDBG and HOME program income, Neighborhood Stabilization Program (NSP) and other funds to support the Community Development program. The City's allocation of stimulus funds is also included in this total. Stimulus funds include Department of Energy Block Grant funds, Community Development Block Grant (CDBG-R) funds and Homeless Prevention & Rapid RE-Housing Program (HPRP) funds.

Past Performance

The City of Madison continually strives to improve the performance of its operations and those of its funded agencies. A more detailed summary of the City's evaluation of past performance may be found in the Consolidated Annual Performance and Evaluation Reports (CAPER) available on the City's website at www.cityofmadison.com/cdbg.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*
- 3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*
- 4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*

Program Year 1 Action Plan General Questions response:

Geographic Area

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

located upon an isthmus, which gives the City its defining geographical characteristics.

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

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

West Area:

This large area is primarily one of relatively newer housing and retail areas with burgeoning new suburbs on its western and southern borders, yet it does contain some smaller areas of lower income persons, particularly in areas with a cluster of older rental housing. The largest of these sub-areas is the Allied neighborhood, where the CDBG Program has been heavily involved in early revitalization efforts that have now been taken over by the Community Development Authority (CDA). The CDA has purchased 128 units of rental housing and is in the process of the first phase of construction, which includes 48 units of rental housing. The second phase is in the planning stages and will include homeownership opportunities. These initial efforts date from the initiation of a concentration neighborhood planning process in 1991 and have included support for a variety of housing and neighborhood service focused activities designed to improve housing conditions, reduce the residency turnover and build linkages between the neighborhood and outside resources.

Residents and community leaders identified higher priority projects in a series of neighborhood and leadership summit meetings that encouraged the Madison Metropolitan School District to implement its plan to purchase an eight-unit apartment building and convert it to a school-community learning center for elementary school children. Mayoral discussions led to the closer cooperation of the two police forces in the area and a sharing of neighborhood office space. Over the last decade, the CDBG Program has provided over \$1,100,000 in equity financing to two non-profit organizations to purchase 12 apartment buildings in the area, renovate and then manage them as affordable housing. In 2005 one of these complexes, Prairie Crossing, completed a major landscaping project to provide resident amenities. In 2007 it completed a major refinancing to reduce debt service and lower operational costs to stabilize the project. The second non-profit owned complex suffered resident turnover and poor management performance in the face of challenging rental market dynamics and was put up for sale by its non-profit owner, Friends Community Housing. The CDBG Office also provided \$600,000 towards the development of a Boys & Girls Club, a major anchor for the neighborhood. The CDBG Office continues to participate in a City inter-agency team to use City resources in this area in a productive and coordinated manner.

The second largest of these West Area sub areas is the Wexford Ridge area. This area is identified by a 246-unit housing project, which is relatively isolated by virtue of its income levels. Several years ago, this Section 8 new-construction assisted housing complex was in danger of being converted to market rate housing, an event that would have eliminated virtually all of the affordable housing in this area. The CDBG Program, with help from the City's CED unit, provided the non-profit Future Madison Housing group with an equity injection of \$1.5 million to help purchase the property, retain the housing affordability and improve the management situation.

This area is served by a new neighborhood center, which opened in late 2008 and was funded in large part by CDBG program funds. The development of the center was a unique partnership with the schools, skillfully negotiated between the schools, the City and the non-profit owning the center. The end result was a long-term land use agreement for the non-profit to construct a neighborhood center on school grounds. The CDBG Office also provides annual operating support for the center. The intent of these funds is to help the center strengthen the linkages between the housing project and the larger community.

Since much of this west area includes moderate and upper income rental properties as well as larger single-family subdivisions, the CDBG Program has pursued a strategy of encouraging scattered site housing and assisted such groups as Independent Living to acquire its Segoe Road complex, Madison Development Corporation to acquire a housing complex near the Red Cross headquarters and Goodwill to develop a small-scale special needs housing complex in a middle income area.

The 2010 site-specific activities in the Allied sub-area include continued support of the Boys and Girls Club Allied Neighborhood Center. The CDBG Program will also continue to sponsor efforts to expand the range of housing choices in the Allied neighborhood. In addition, using a special grant from the City, the CDBG Office will contract with the Urban League and Construction Trades, Inc. for fourth year programs to provide Allied residents access to pre-employment and pre-apprenticeship training and support.

The major 2010 activities in the Wexford sub-area will be the continued operating support of the Wexford Neighborhood Center and continued monitoring of the City CDBG investment in Future Madison Housing's Wexford Ridge housing complex.

In 2010, the CDBG program will continue to support the Meadowood Neighborhood Center in the Southwest area and for the growth of the Wisconsin Youth Company (WYC) Elver Neighborhood Center.

South Area:

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

The CDBG Program has traditionally targeted a broad range of its site-specific activities to this area, including housing, business development and support for civic focal points, like centers and gardens.

CDBG Program-funded activities have traditionally included operating or capital support for the two neighborhood centers near the renewal area (Neighborhood House and Bayview), as well as operating and capital support for the Boys and Girls Club on Taft Street and operating and capital support for the Broadway-Lakepoint-

Waunona neighborhood Center. (In fact, the CDBG Program helped establish 11 of the City's 16 neighborhood centers through a strategy of neighborhood improvement that emphasized the development of focal points to create opportunities for neighborhood residents to interact and to create local access to community services, including three of these four centers.)

Other activities have focused on improving the older housing stock in the area through the CED Rehab Loan program or the Project Home repair program, or promoting ownership through the HOME-BUY, ADDI, Operation Fresh Start or CLT programs. (The first CLT home is located in this area on Beld Street, and has served two generations of homeowners.) In the 1980s, the program invested heavily in rehab and renovation programs to improve the housing stock and energy efficiency of homes in the Bram's Addition and Bay Creek areas. In the 1990s the program invested in homeownership promotion programs in these areas and in the renovation of some rental complexes like the Quaker Housing apartments on Fisher Street.

A concentration neighborhood planning process in the early 1990s led to a series of physical improvement projects designed to increase the accessibility of Brittingham Park and Lake Monona Bay to the area's disabled population.

Three larger site-specific projects within this area over the last decade have involved major affordable housing projects, such as Porchlight Inc.'s expansion of its SRO to 102 units and the development of ownership opportunities in the Mills-Mound Co-Housing project (Madison's first co-housing project).

The program has also worked with community groups to promote business development through support of Madison Development Corporation, a South Madison Community Development Corporation, the original renovation and City annexation of the Villager Mall and the development of a business incubator with Genesis Development Corporation. In 2002, the City helped Genesis purchase a building at 313 West Beltline Highway to serve as a small business incubator and employment center for south Madison; and in 2004, the City provided an additional \$92,000 for renovation of leasehold improvements for small business tenants. In 2005, the City worked with the Dane Fund to help leverage a new infusion of New Market Tax Credits to help lower and stabilize the Genesis incubator operations. While not limited to serving businesses in this South area, two CDBG-funded initiatives to provide technical assistance to women and minority-owned businesses (African-American Black Business Association and Latino Chamber of Commerce) and an initiative to expand micro-lending opportunities (the Wisconsin Women's Business Initiative) are located in this area.

The program has also been instrumental in initiating, funding or staffing strategic planning efforts in this area. The City initiated a neighborhood plan for Bram's Addition in 1982, updated and broadened a plan for the Bay Creek-Bram's addition area in 1989, sponsored a South Madison planning process in 2002-2004 and led two implementation processes to focus on broader redevelopment and City capital budgeting.

Activities for 2010 reflect this broad interest, commitment and range of strategies.

2010 site-specific activities include continued support of three of the neighborhood centers (Neighborhood House, Boys and Girls Club Taft, and the Bridge-Lake Point-Waunona Center) to help strengthen neighborhood-building efforts.

In 2010, Community Development Division assisted Urban League Center for Economic Development will be operational. The Center is part of the larger Villager

Mall redevelopment and will house workforce development and business development programs serving south Madison residents.

Central:

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

Assisted housing projects in the western portion of this area have included the redevelopment of a school warehouse into affordable housing units (MDC Bassett), the Transitional Housing, Inc. (now Porchlight) development of several buildings into affordable housing for homeless people, the construction of 641 West Main Street and the Madison Development Corporation retention of former Madison Mutual Housing Association units as affordable housing.

Housing projects on the eastern portion of this area have included cooperative efforts with Common Wealth on the development of a lease-to-own program, the Falconer and Third Lake Ridge Cooperatives and the retention of the Madison Mutual Housing Association properties as affordable housing. In 2003, Common Wealth opened a new 60-unit Yahara Riverview Apartment project assisted with HOME funds. In 2008 Common Wealth joined with a private for-profit developer to help construct the Central Park Lofts, a mixed rental apartment project that may be converted into condominiums after the affordability period of its financing. In that planned conversion, Common Wealth retains an option to purchase one of the two buildings and convert it over time into a mixed income ownership project, retaining the benefits of the initial CDBG investment for lower income households. The CDBG program has also worked with such special needs housing agencies such as Tellurian to rehab and expand its Willy Street SRO housing and St. Vincent De Paul to improve its Port St. Vincent, and worked with more general population housing agencies such as Operation Fresh Start, the Madison Area CLT and the Tenney Lapham Corporation to promote ownership or affordable housing in the area.

Previous economic development projects have included the conversion of four blighted properties – an Amoco gas station, a porn theatre, a junkyard, and a nuisance tavern – into more productive uses, such as an elderly housing project, the Barrymore Theatre, the Third Lake Market and the mixed-use project that is now home to Common Wealth Development and several assisted housing units.

Assisted businesses have included such downtown stalwarts as The Soap Opera, Kitchen Hearth and The Blue Marlin. Two major job generation projects have involved Common Wealth's development of business space for growing businesses – the Madison Enterprise Center and the Main Street Industries facility.

2010 site-specific activities include continued support for small business lending through the Madison Development business loan program. The program will continue to support affordable housing efforts through site-specific support for both Porchlight and the YWCA as they provide transitional housing for homeless men and women.

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

North:

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

Over the last nine years, the CDBG Program has sponsored its core activities in this area, with a series of housing rehab or construction in the areas east of Oscar Mayer and north of Northport Drive. The CDBG Program, working closely with the Northside Planning Council, contributed heavily to the rebirth of its identity as an active Madison community through the construction of a major community center (the Warner Park Community and Recreation Center) and the support of several smaller neighborhood centers for various programs, including the Vera Court Neighborhood Center and two experimental programs at Kennedy Heights and Northport-Packers.

In the early nineties, the CDBG Program funded the series of three acquisitions and redevelopments of Vera Court problem housing areas by Future Madison Housing, and their transformation into better places to live. In the last several years, the CDBG Program has worked with the Madison Area CLT and the Troy Gardens coalition group, including the Northside Planning Council, the Community Action Coalition, the Urban Open Space Foundation and the University of Wisconsin, to foster the acquisition and development of some thirty acres of surplus State land into an innovative green development of affordable housing, community gardens and community supported agricultural farm and learning center. In 2005, the CLT completed and sold the majority of its new construction housing on Camino del Sol, and C-Cap completed and sold the first three of its 25 affordable units on its Northport Commons site. In 2006 the CLT built and sold 27 of its 28 units in the Troy Gardens development.

2010 site-specific activities include continued support of the Vera Court Neighborhood Center and the East Madison Community Center. The CDBG program is working with Habitat for Humanity to complete the development of Northport Commons, which includes the development of 10 additional homes for sale to LMI buyers.

Projects identified in the Northport/Warner/Sherman neighborhood plan will begin implementation in 2010.

East:

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

As a consequence, most of the CDBG Program attention has focused on the western portion and the existing neighborhoods. After Future Madison successfully led the effort to improve the Vera Court area on the northside, the City CDBG program helped Future Madison Housing acquire its Darbo-Worthington complex and begin a long process of building, management and neighborhood improvement.

In 2003, as a result of a neighborhood planning process that involved five associations, the City, working with the Madison Schools and several neighborhoods, completed CDBG-funded improvements to the Hawthorne School playground to make it more of a focal point for neighborhood activity. CDBG funds also helped in several projects emerging from neighborhood planning processes involving the Schenk-Atwood-Worthington and Carpenter-Ridgeway areas. In 2002 the City installed pedestrian lights along the Johnson Street business area, and in 2004 installed traffic calming measures in the Worthington area. The East Madison Community Center expanded its space to store its vans and added storage areas for programming equipment. In 2008 East Madison held its grand opening to showcase the addition of an auditorium, gym, kitchen and library.

In addition to those planning efforts, the CDBG program also sponsored a planning effort in the Hiestand area, one of the two census tracts that reached a HUD threshold of area benefit activity as a result of the 2000 census. (The census confirmed that at least 51% of the persons living in that census tract had household incomes of 80% of the area median income or less.) Working with a neighborhood steering committee, the CDBG Program funded a series of public improvements intended to physically link different portions of the area together in a manner that would encourage greater interaction and possibly lead to a stronger sense of shared space and community within the area. These Hiestand improvements are currently underway and will be completed in 2009.

While the CDBG Program offers its basic repertoire of core activities in the entire area, the eastern portion offers few opportunities for intensive activities, targeted to income-eligible populations as part of existing neighborhood improvement efforts. Two such recent projects have included the re-roofing of the Dempsey Manor complex and the Head Start acquisition of a former church building for additional classroom and family support services space for its eastside families.

However, the CDBG Program also looked for opportunities and partners in the developing eastern and southern areas of this district, as a way to do planning, affordable housing and community-building as the area develops. In 2002, the City provided acquisition funds to Habitat for Humanity to purchase a 30-acre vacant site for development as a Twin Oaks (American Dream) Subdivision, which began a five-year build-out process in 2003. Habitat has completed and sold 40 of its first homes, and Operation Fresh Start has completed six of its six homes in the area.

In 2008, Habitat continued its build-out of the Twin Oaks Subdivision and teamed up with Movin' Out and Wisconsin Partnership for Housing Development to build an 18-unit condominium subdivision within the neighborhood.

2010 site-specific activities - the Community Development Division will continue to work with its partners, including the schools, to identify areas of need, which will provide an opportunity to benefit the City and its residents over the next three to five years.

The map on page 50 shows the Census Tracts where 51% of the individuals meet the HUD low/moderate income standards of 80% or less of the area median income. This also shows areas that are in need of affordable housing options.

Due to limited resources, all needs will not be met due to the limited amount of CDBG and other grant funding available. In addition to the limited funding, regulations that control these resources often add to the cost and complexity of

project administration. In addition, supporting a project with multiple fund sources increases the complexity and reduces flexibility.

The Community Development Division will utilize the following funding sources to achieve the goals and objectives outlined in this One-Year Plan:

Formula Grants

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

In addition to these funds, the City will administer State and local funds and Neighborhood Stabilization Program (NSP) funds as well as Federal stimulus money which will include the following: Department of Energy Block Grant funds, Community Development Block Grant (CDBG-R) funds and Homeless Prevention & Rapid Re-Housing Program (HPRP) funds.

Managing the Process

- 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
- 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

Program Year 1 Action Plan Managing the Process response:

Lead Agency

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

Consultations and other Agencies involvement

The Community Development Division, in coordination with the CDBG Committee, developed the One-Year Plan with consultation from diverse groups and organizations.

Division staff sought information and feedback from the following:

- Affordable housing developers and providers
- Non-profit and for-profit economic development groups
- The Homelessness Consortium

- Madison Metropolitan School District
- Dane County
- Fair Housing
- Public Health
- Social service agencies
- City Leadership
- United Way
- Madison Area Builders
- La Sup
- Urban League
- Chamber of Commerce
- South Central Federation of Labor
- Community Development Authority (CDA)

The Committee also hosted two public hearings in 2009, one in March and a second in September to further involve agencies and the general public in the development of the One Year Plan.

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

In 2010, The Community Development Division will continue to work more collaboratively with service providers, other funders, the Madison Metropolitan School District, other City of Madison departments and Dane County to more efficiently deliver the City of Madison Community Development program.

Citizen Participation

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

Program Year 1 Action Plan Citizen Participation response:

The CDBG Committee serves as the main citizen participation resource for the

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

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

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

- The Office operates an extensive website at www.cityofmadison.com/cdbg to report on five year goals, annual projects and special issues. The site includes a means to directly comment on any aspect of the Plan or the program.
- The Office advertises in the community newspapers and in specific housing and business development issues.
- The Office serves on 5 neighborhood resources teams, and periodically solicits comments on emerging community needs and suggested solutions from these teams that include both City staff and community members.
- The Office participates in various groups such as the Park Street Partners, a broad coalition of business, resident, institutional, and public groups that helps coordinate and promote revitalization activities in South Madison.
- The Office regularly consults with community and business groups to better understand emerging community needs and effective strategies.
- CDBG Committee meetings held in the community.
- Service providers meetings held in the community
- Meet with service groups that work with underrepresented populations (i.e. La Sup)

The Citizen Participation Plan and public comments are included in the 2010-2014 Consolidated Plan.

Institutional Structure

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

Program Year 1 Action Plan Institutional Structure response:

In 2010, the Community Development Division will:

- Continue to participate in collaborative efforts with other funders, private sector groups and agency coalitions such as the Homeless Consortium, the Third Sector Housing group, the Park Street Partners, the Home Buyers Round Table and such interdepartmental efforts as the Neighborhood Resource Teams.
- Work with those groups to nurture training and technology initiatives which address the strengthening of such capacity.

- Combine and coordinate resources in the Community Development Division and within the City overall. In addition, expand the Division's relationships with other local governments, private non-profits, businesses, stakeholders and other organizations.

Monitoring

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Program Year 1 Action Plan Monitoring response:

The Community Development Division will ensure that all activities carried out to implement the One-Year Plan comply with the requirements of the CDBG program and other federal programs as required as well as achieve their performance objectives on schedule and within the prescribed budget.

Each agency allocated funding from the City of Madison will submit an application which is formalized through a contract which outlines all requirements, regulations, procedures and accomplishments. The agency will submit progress reports on a quarterly basis at a minimum. The specific reporting periods will be established with the contractual process. Reports will be reviewed for contract compliance with all regulations including administrative, financial and programmatic operations. Timely expenditure of funds will be reviewed on a continual basis to ensure compliance with program regulations. Individual meetings with the agency will occur as necessary to respond to questions or assess project progress. Depending upon the complexity of the project and the funding requirements, the City may provide orientation training and technical assistance to help improve successful completion of the project.

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

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

Lead-based Paint

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

Program Year 1 Action Plan Lead-based Paint response:

The City will continue to implement the lead paint hazard control activities into its HUD funded projects. The City/County Public Health Department and City Building Inspection staff will continue to coordinate implementation of a local ordinance designed to reduce lead paint removal and dust hazards to neighbors.

HOUSING

Specific Housing Objectives

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

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Program Year 1 Action Plan Specific Objectives response:

In 2010, the Community Development Division will focus on the following objectives in the housing area:

- Improve the quality of the existing owner-occupied housing stock to possibly include an energy conservation and sustainability component as well as support community stability and neighborhood revitalization efforts.
- Increase the opportunities for homeownership for low and moderate income through the provision of downpayment assistance.
- Expand the number of affordable rental units and improve the quality and diversity of units available to lower income individuals throughout the community.

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

Needs of Public Housing

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

Program Year 1 Action Plan Public Housing Strategy response:

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

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

The staff administering the HUD, CDBG, HOME, ESG and related neighborhood development funds works closely with the other City employees staffing the CDA to design programs, assess community trends, coordinate regulatory enforcement and improve services to residents. The staff of the City and the CDA have identified three ongoing major activities for 2010:

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

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

Barriers to Affordable Housing

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

The City continues to rewrite the zoning code. A Development Services Center website and ELAM (Enterprise Land Asset Management) system became operational in 2009. The Development Services Center helps to streamline the land use approval process. In 2010, the Community Development Division will continue to participate in the operational aspects of this system and seek its improvement through evaluation. The CDBG Office will continue to review its experience in the funding of affordable housing projects and where possible, seek Council action to remove non-financial obstacles to the construction of affordable housing within the City.

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

HOME/ American Dream Down payment Initiative (ADDI)

- 1. Describe other forms of investment not described in § 92.205(b).*
- 2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*
- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.*
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

The Community Development Division will use the recapture option in 2010. The HOME-acquisition and rehab programs administered through the CDBG Office will provide HOME funds to agencies to help them acquire, construct and/or rehab substandard single-family properties throughout the City. These agencies will be obligated through their City-HOME agreement to:

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

Tenant-Based Activities:

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

Match Funds:

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

Other Forms of Investment:

HOME Forms of Investment

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

- 1) Loans deferred until sale or transfer or change in use of the property.

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

The City CDBG Office operates a downpayment assistance program using HUD HOME funds, as well as HUD ADDI program income funds and other local funds. The City expects to comply with the requirements of the ADDI funds where those funds are

used, but may vary certain conditions or standards from these ADDI regulations when it uses those other funding sources.

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

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

2. The City requires as a condition of the ADDI assistance that homebuyers successfully complete a certified homebuyer's education workshop prior to purchase. The most popular course is the DCHA course noted above, but several other lenders and credit unions also offer certified courses within the Madison area.

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

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

For 2010, the CDBG Office proposes the following income determination process to become more aligned with industry standards and provide improved customer service:

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

HOMELESS

Specific Homeless Prevention Elements

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

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Program Year 1 Action Plan Special Needs response:

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

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

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

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

1. Provide support services to homeless and at risk households to access and maintain stable housing.
2. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.

3. Provide an adequate inventory of affordable housing units for low-income households by creating new units and by making existing units affordable.

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

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

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

Not applicable to the City of Madison

COMMUNITY DEVELOPMENT

Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

Program Year 1 Action Plan Community Development response:

For 2010, the City of Madison has placed a high priority on the expansion of economic opportunities for lower income persons through job creation and employment and training, on the creation and improvement of neighborhood-focused facilities that serve lower income neighborhoods, on the operation of neighborhood centers and community gardens, and on revitalization efforts that address higher priority needs within selected geographical areas within the CDBG Target areas.

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

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

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

The Community Development Division has funded the following activities for 2010:

A. Improvement of Owner-Occupied Housing:

<i>Agency, Title</i>	City Community & Economic Development: Deferred Rehab Loan AA 215 Martin Luther King Jr. Blvd, LL-100 Madison, WI 53703 608 266-4635		
<i>Amount, Source</i>	\$ 25,000 (CDBG-Program Income) \$ 58,000 (HOME loans plus project costs) \$550,000 (HOME-PI)	14A / LMH 14A / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	30 houses brought to code		
<i>Customer/beneficiary</i>	LMI owner-occupants		
<i>Activity</i>	Provides deferred payment rehab loans at 10% one-time interest to help owner bring house to code/energy standards. [24 CFR 570.202 and 24 C=FR 92.206]		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	Project Home: Home Repair and Rehab AC 1966 S. Stoughton Road Madison, WI 53716 608 246-3733		
<i>Amount, Source</i>	\$160,000 (CDBG) \$ 45,000 (CDBG-PI)	14A / LMH 14A / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	110 homes repaired and brought to code		
<i>Customer/beneficiary</i>	LMI Owner-occupant households		
<i>Activity</i>	Conducts assessment of housing; repairs doors, wiring, plumbing, windows or installs ramps for repairs totaling under \$3,400. Repairs and replaces furnaces and roofs. [24 CFR 570.202]		
<i>Service area</i>	60% Target Area: 40% Citywide		
<i>Agency, Title</i>	Independent Living: Home Modification AB 815 Forward Drive Madison, WI 53711 608 274-7900		
<i>Amount, Source</i>	\$ 41,000 (CDBG)	14A & 10 / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>	✓	<i>Living Environ</i>
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	130 homes adapted to help people remain in their own homes		
<i>Customer/beneficiary</i>	LMI elderly and people with disabilities		
<i>Activity</i>	Conducts assessment of housing, and installs grab bars, adaptable equipment. [24 CFR 570.202]		
<i>Service area</i>	60% Target Area; 40% Citywide		

B. Expansion of Homeownership Opportunities:

<i>Agency, Title</i>	City CDBG Office: Housing Development Fund (Homeownership) ZH 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740		
<i>Amount, Source</i>	\$ 291,403 (CDBG-PI) \$ 103,963 (CDBG) \$ 136,423 (HOME) \$ 4,069 (HOME PI) \$400,000 (City Match) \$ 100,000 (B-List) \$ 323,200 (City, Match-PI) (These totals include funds for both ownership and rental housing.)		01 / LMH 12 / LMH
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	25 units acquired and/or rehabbed for affordable ownership (and/or for rental housing)		
<i>Customer/beneficiary</i>	LMI homebuyers within target neighborhoods		
<i>Activity/HUD Eligibility Reference</i>	Loans to non-profits or CHDOs to help acquire and/or rehab units for resale or for lease-to-own to income-eligible households. Some of these funds may be shifted to specific rental housing projects which meet the terms of the rental component of the Housing Development Fund (project DA). [24 CFR 570.202 and 24 CFR 92.206]		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	City CDBG Office: American Dream Downpayment Initiative BB 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740		
<i>Amount, Source</i>	\$ 200,000 (HOME) + 2009 carry over HOME funds		O5R / LMH
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	50 households assisted toward ownership		
<i>Customer/beneficiary</i>	LMI homebuyers citywide		
<i>Activity</i>	Provides downpayment and closing costs. [24 CFR 92.206]		
<i>Service area</i>	Citywide		

<i>Agency, Title</i>	Operation Fresh Start: Employment and Training through Rehab BC 1925 Winnebago Street Madison, WI 53704 608-244-4721		
<i>Amount, Source</i>	\$ 378,000 (HOME) \$ 300,000 (CDBG-PI)	7 / LMH 01 / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	7 houses purchased by LMI households; 110 youth trained		
<i>Customer/beneficiary</i>	LMI homebuyers; youth on work crews		
<i>Activity</i>	Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202 and 24 CFR 92.206]		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	Urban League of Greater Madison: Single Family Rent-to-Own Program BD 151 E. Gorham Street Madison, WI 53703 608-251-8550		
<i>Amount, Source</i>	\$ 203,000 (CDBG)	14G / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	4 houses purchased by LMI owners		
<i>Customer/beneficiary</i>	LMI households		
<i>Activity</i>	Acquires lots for construction or existing houses for rehab, and resale to income-eligible households. [24 CFR 570.202]		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	City Economic Development: Home Buy BE 215 Martin Luther King Jr. Boulevard Madison, WI 53703 608-266-4223		
<i>Amount, Source</i>	\$545,000 (WI DOH-HCRI)	05R / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		<i>Living Environ</i>
	<i>Affordable</i>	✓	
	<i>Sustainable</i>		
<i>Outcome</i>	55 households assisted toward ownership		
<i>Customer/beneficiary</i>	LMI homebuyers		
<i>Activity</i>	Loans to households to help them cover downpayment and closing costs. [n/a: State funds]		
<i>Service area</i>	Countywide		

<i>Agency, Title</i>	Movin' Out: Homeownership Program 600 Williamson Street, Suite J Madison, WI 53703 608-251-4446			BK
<i>Amount, Source</i>	\$ 270,000 (HOME) \$ 30,000 (B-List)		13 / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	6 households (with at least one member who has a disability) assisted into homeownership			
<i>Customer/beneficiary</i>	LMI households having one person with a permanent physical, developmental or mental disability			
<i>Activity</i>	Provides down payment and partial equity assistance. [24 CFR 92.206]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	City CDBG Office: Housing Trust Fund 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			BZ
<i>Amount, Source</i>	\$ 40,000 (City) \$ 271,445 (Prior year City funds) \$ 50,000 (PI)		12 / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	Additional capitalization of a Trust Fund to provide local/equity investments to produce affordable units for resale (or rental) to 12 lower income households.			
<i>Customer/beneficiary</i>	LMI homebuyers citywide (and LMI renters as well)			
<i>Activity</i>	Provides loans to housing developers for acquisition, construction or rehab of housing units for lower income households under guidelines to be adopted by the Common Council. [24 CFR 570.202]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Madison Development Corporation 550 W. Washington Ave. Madison, WI 53703 608-256-2799			BH
<i>Amount, Source</i>	\$ 205,000 (CDBG-PI)		05R / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	4 households helped into ownership			
<i>Customer/beneficiary</i>	LMI homebuyers			
<i>Activity</i>	Loans to households to help cover downpayments and closing costs.			

<i>Service area</i>	Census Tract 14.01			
<i>Agency, Title</i>	City CDBG Office: Neighborhood Stabilization Program 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			BT
<i>Amount, Source</i>	\$ 1,098,634	01 / LMH 12 / LMH		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>	✓		
	<i>Sustainable</i>			
<i>Outcome</i>	17 households helped into ownership, 8 rental units assisted			
<i>Customer/beneficiary</i>	LMI homebuyers and renters			
<i>Activity</i>	Acquires existing foreclosed home for rehab and resale to eligible households			
<i>Service area</i>	Citywide			

D. Improvement and Expansion of Rental Housing:

<i>Agency, Title</i>	City CDBG: Housing Development Fund (Rental) 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			DA
<i>Amount, Source</i>	See the Housing Development Fund total budget in the Homeownership section. This fund will help finance both ownership and rental projects approved during the year 2009, after Commission and Council approval.			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	1 unit of affordable rental housing / \$54,000 budgeted	14G / LMH		
<i>Customer/beneficiary</i>	LMI rental households			
<i>Activity</i>	Provides deferred loans to non-profits seeking to acquire, rehab or build affordable housing for low- and moderate-income people within the city of Madison. [24 CFR 570.202 or 24 CFR 92.206 and 92.208]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	CDBG Office: ESG Rehab Project Reserve Fund 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			DB
<i>Amount, Source</i>	\$ 30,450 (ESG)	14B / LMH		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	1 unit of transitional housing created or renovated			
<i>Customer/beneficiary</i>	Homeless households			
<i>Activity</i>	Loans to non-profit agencies to rehab units for transitional housing. [24 CFR 576]			

<i>Service area</i>	Citywide
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<i>Agency, Title</i>	CDBG Office: Scattered Site CLA Fund 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			DC
<i>Amount, Source</i>	\$ 150,000 (Scattered Site)	14G / LMH		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>	✓		
<i>Outcome</i>	3 units of affordable rental housing for special needs population			
<i>Customer/beneficiary</i>	LMI rental households			
<i>Activity</i>	Provides deferred loans to non-profits seeking to acquire affordable housing for low- and moderate-income people within the city of Madison. [n/a: local City funds]			
<i>Service area</i>	Scattered Site Areas			
<i>Agency, Title</i>	Community Action Coalition: RENT-ABLE Program 1717 N. Stoughton Road Madison, WI 53704 608-246-4730			DM
<i>Amount Source</i>	\$ 154,000 (WI-DOC ESG/homeless)	21F & 21G / LMH		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	130 households helped to secure housing			
<i>Customer/beneficiary</i>	Lower income households			
<i>Activity</i>	Provides security deposits/eviction prevention, rent subsidy and/or case management assistance to lower income households to secure and stabilize their housing. [24 CFR 92.209]			
<i>Service Area</i>	Countywide			
<i>Agency, Title</i>	Movin' Out: Rental Housing Program 600 Williamson Street, Suite J Madison, WI 53703 608-251-4446			DR
<i>Amount Source</i>	\$ 180,000 HOME \$ 100,000 (B-list)	21F & 21G / LMH		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	3 units of affordable rental housing acquired			
<i>Customer/beneficiary</i>	LMI renters			
<i>Activity</i>	Acquire buildings to serve as affordable homes for households where at least one member is a person with a disability.			
<i>Service Area</i>	Citywide			

<i>Agency, Title</i>	City CDBG: Neighborhood Stabilization Program 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			DR
<i>Amount Source</i>	\$ 250,000 (State NSP)	01 / LMH	12 / LMH	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	4 units of affordable rental housing acquired			
<i>Customer/beneficiary</i>	LMI renters			
<i>Activity</i>	Acquires existing foreclosed properties to serve as affordable rental housing for eligible households			
<i>Service Area</i>	Citywide			
<i>Agency, Title</i>	Housing Initiatives			
<i>Amount, Source</i>	\$ 432,000 (HOME) \$ 108,000 recent application			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	4 units (plus 4 units in recent application) of affordable housing acquired.			
<i>Customer/beneficiary</i>	LMI renters			
<i>Activity</i>	Acquire building to serve as affordable homes for people who are homeless and disabled through chronic mental illness.			
<i>Service area</i>	Citywide			

E. Facilitation of Private Sector New Job Creation:

<i>Agency, Title</i>	Madison Development Corporation: Business Loan Program			EC
	550 W. Washington Avenue Madison, WI 53703 608-256-2799			
<i>Amount, Source</i>	\$1,000,000 (CDBG PI)	18A / LMJ		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>		✓	
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	35 full time equivalent jobs created/offered to LMI individuals			
<i>Customer/beneficiary</i>	LMI individuals			
<i>Activity</i>	Provides loans to small businesses who will commit to creation of full time employment positions made available to low and moderate-income individuals. May involve cooperative agreements with the Small Business Administration and private lenders for a small business lending program. [24 CFR 570.204]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Common Wealth Development: Neighborhood/Equity Fund			EB
	1501 Williamson Street Madison, WI 53703 608-256-3527			
<i>Amount, Source</i>	\$ 7,500 (CDBG-PI)	18A / LMJ		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>		✓	
<i>Outcome</i>	1 job created			
<i>Customer/beneficiary</i>	LMI individuals			
<i>Activity</i>	Reinvest repayments from previously funded loans for businesses (or housing). [24 CFR 570.204]			
<i>Service area</i>	Census Tract 19			
<i>Agency, Title</i>	City CDBG Office: Economic Development Fund			ZE
<i>Amount, Source</i>	\$ 300,000 (CDBG B-List)	18A / LMJ		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>		✓	
<i>Outcome</i>	6 full time equivalent jobs created/offered to LMI individuals			
<i>Customer/beneficiary</i>	LMI individuals			
<i>Activity</i>	Fund mid-year initiatives or currently funded projects that address job creation objectives.			
<i>Service area</i>	Citywide			

F. Development of Micro-Enterprises:

<i>Agency, Title</i>	Wisconsin Women's Business Initiative Corp.: Business Development Workshops FD 2300 S. Park Street, Suite 4 Madison, WI 53713 608-257-5450		
<i>Amount, Source</i>	\$ 164,000(CDBG)	18C / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	56 entrepreneurs assisted, 8 loans closed		
<i>Customer/beneficiary</i>	LMI Individuals		
<i>Activity</i>	Funds series of trainings for individuals who demonstrate interest in starting or expanding very small businesses (micro-enterprises) and provide loans to assist with business start-up. [24 CFR 570.201(o)]		
<i>Service area</i>	Citywide with emphasis on south Madison		
<i>Agency, Title</i>	Latino Chamber of Commerce: Small Business Technical Assistance FF 2300 S. Park Street, Suite 2 Madison, WI 53713 608-712-3522		
<i>Amount, Source</i>	\$ 15,000 (CDBG)	18C / LMJ	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	10 existing small businesses strengthened		
<i>Customer/beneficiary</i>	LMI Individuals		
<i>Activity</i>	Funds series of trainings for individuals who demonstrate interest in starting or expanding very small businesses (micro-enterprises). [24 CFR 570.201(o)]		
<i>Service area</i>	Citywide with emphasis on south Madison		

G. Strengthening of Community Gardens, Neighborhood Centers and Other Neighborhood Focal Points:

<i>Agency, Title</i>	Community Action Coalition: Community Gardens 1717 N. Stoughton Road Madison, WI 53704 608-246-4730			GA
<i>Amount, Source</i>	\$ 42,371 (CDBG/City) \$ 1,318 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	8 gardens assisted / 450 households involved, 8 neighborhoods strengthened			
<i>Customer/beneficiary</i>	Lower Income households			
<i>Activity</i>	Provides staffing and support to lower income households who build leadership and community-building skills through participation in a community garden. [24 CFR 570.201(e)]			
<i>Service area</i>	Citywide with recruitment from CDBG Target Area			
<i>Agency, Title</i>	Boys and Girls Club: Allied Core Center Services 4619 Jenewein Road Madison, WI 53711 608-204-9722			GC
<i>Amount, Source</i>	\$ 73,640 (CDBG) \$ 44,034 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	4,000 unduplicated people served; 9,335 program hours provided; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of the Allied Drive/Dunn's Marsh neighborhood			
<i>Activity</i>	Provides funding for continuation of core functions at neighborhood center. [24CFR 570.201(e)]			
<i>Service area</i>	Census Tract 6			
<i>Agency, Title</i>	Boys and Girls Club: Taft Core Center Services 2001 Taft Street Madison, WI 53713 608-257-2606			GE
<i>Amount, Source</i>	\$ 162,468 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	9,170 program hours provided to 4,000 individuals; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of South Madison			
<i>Activity</i>	Funds continuation of core functions at Boys and Girls Club, formerly South Madison Neighborhood Center. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 14.01 and part of 13.98			

<i>Agency, Title</i>	Vera Court Neighborhood Center: Vera Core Center Services GF 614 Vera Court Madison, WI 53704 608-246-8372		
<i>Amount, Source</i>	\$ 17,444 (CDBG) \$ 91,807 (City) [\$ 15,000 (Private)]	05 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	7,500 program hours provided to 2,700 individuals, 1 neighborhood strengthened.		
<i>Customer/beneficiary</i>	Residents of Vera Court Neighborhood Center's service area		
<i>Activity</i>	Funding for the continuation of the core functions. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tract 23.01		
<i>Agency, Title</i>	Friends of Wil-Mar: Wil-Mar Core Center Services GG 953 Jenifer Street Madison, WI 53703 608-257-4576		
<i>Amount, Source</i>	\$ 31,261 (CDBG) \$ 118,163 (City)	05 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	4,500 unduplicated people served; 8,000 program hours provided, 1 neighborhood strengthened.		
<i>Customer/beneficiary</i>	Residents of the Marquette-Williamson neighborhood		
<i>Activity</i>	Provides funding for continuation of core functions at Wil-Mar Neighborhood Center. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tract 19		
<i>Agency, Title</i>	Goodman Community Center: Goodman Facility Use GH 149 Waubesa St Madison, WI 53704 608- 241-1574		
<i>Amount, Source</i>	\$ 42,635 (CDBG) \$ 1,330 (City)	05 / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		
	<i>Affordable</i>		
	<i>Sustainable</i>		✓
<i>Outcome</i>	2,800 program hours; 10,000 individuals, 1 neighborhood strengthened		
<i>Customer/beneficiary</i>	Residents of center service area		
<i>Activity</i>	Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]		
<i>Service area</i>	Census Tracts 20 and 26.01		

<i>Agency, Title</i>	Vera Court Neighborhood Center: Bridge Lake Point Waunona Facility Use			GI
	1917 Lakepoint Drive Madison, WI 53713 608-441-6991			
<i>Amount, Source</i>	\$ 27,058 (CDBG) \$ 88,275 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	8,000 program hours provided to 2,200 individuals; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of Bridge-Lake Point-Waunona Center service area			
<i>Activity</i>	Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 15.01			
<i>Agency, Title</i>	East Madison Community Center: East Facility Use			GJ
	8 Straubel Court Madison, WI 53704 608-249-0861			
<i>Amount, Source</i>	\$ 45,383 (CDBG) \$ 1,416 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	5,000 program hours provided to 4,000 individuals; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of East Madison Community Center's service area			
<i>Activity</i>	Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 25.98			
<i>Agency, Title</i>	Neighborhood House: Neighborhood House Facility Use			GK
	29 S. Mills Street Madison, WI 53715 608-255-5337			
<i>Amount, Source</i>	\$ 35,924 (CDBG) \$ 1,124 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	3,200 program hours provided to 3,300 individuals; 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of Neighborhood House's service area			
<i>Activity</i>	Funds coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 12.98 and part of 13.98			

<i>Agency, Title</i>	Luisser Community Education Center: LCEC Facility Use 55 S. Gammon Rd. Madison, WI 53717 608-833-4979			GL
<i>Amount, Source</i>	\$ 34,008 (CDBG) \$ 1,064 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	1,000 program hours provided to 800 individuals, 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of Wexford's service area.			
<i>Activity</i>	Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 2.04			
<i>Agency, Title</i>	Wisconsin Youth and Family Center: Facility Use 1201 McKenna Boulevard Madison, WI 53719 608-276-9782			GM
<i>Amount, Source</i>	\$ 52,402 (City)	05 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	3,595 program hours provided to 450 individuals, 1 neighborhood strengthened			
<i>Customer/beneficiary</i>	Residents of the greater Southwest Madison area			
<i>Activity</i>	Coordination and related space costs for activities and services provided by other community groups/agencies. [24 CFR 570.201(e)]			
<i>Service area</i>	Census Tract 4.01			

K. Physical Improvement of Community Service Facilities:

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

Continuing activities approved in prior years include the Urban League of Greater Madison Economic Development Center.

L. Revitalization of Concentration Neighborhoods:

<i>Agency, Title</i>	City Planning Unit: Neighborhood Planning 215 Martin Luther King Jr. Boulevard, LL-100 Madison, WI 53703 608-266-4635			LA
<i>Amount, Source</i>	\$ 40,000 (CDBG)	20 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	3-5 year neighborhood plan			
<i>Customer/beneficiary</i>	Residents and businesses in neighborhoods along the Northport/Warner corridor.			
<i>Activity</i>	Facilitate steering committee development of goals, objectives and project priorities. [24 CFR 570.205]			
<i>Service area</i>	Census Tracts 22, 23.01 and 24.02			

<i>Agency, Title</i>	Northport/Warner area (Specific activities to be determined after adoption of neighborhood plan)			LJ
<i>Amount, Source</i>	\$ 53,450 (CDBG) \$ 100,000 (B-list CDBG)	03 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	Completion of one or more activities which address plan goals			
<i>Customer/beneficiary</i>	Residents and businesses in these neighborhoods			
<i>Activity</i>	Reserve funds for the top priority projects identified through a neighborhood based resident steering committee. [24 CFR 570.201(a) or (c)]			
<i>Service area</i>	Census Tracts 22, 23.01 and 24.02			
<i>Agency, Title</i>	Urban League of Greater Madison: Allied Job Service 151 E Gorham St Madison, WI 53703 (608) 251-8550			LA
<i>Amount, Source</i>	\$ 73,280 (City)	20 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	48 residents of Census Tract 6 will complete an employment training program and obtain employment			
<i>Customer/beneficiary</i>	LMI residents of Census Tract 6			
<i>Activity</i>	Funds employment assessment, training and placement into living wage paying jobs			
<i>Service area</i>	Census Tract 6			
<i>Agency, Title</i>	Construction Training, Inc.: Skilled Trades Apprenticeship Readiness Training (START) 810 W. Badger Rd Madison WI 53713 608-628-3118			LJ
<i>Amount, Source</i>	\$ 56,576 (City)	03 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	Provide training to assist 35 LMI residents of Census Tract 6 to pass a construction test necessary to work as an apprentice			
<i>Customer/beneficiary</i>	LMI residents of Census Tract 6			
<i>Activity</i>	Funds employment training to assist residents to become construction apprentices			
<i>Service area</i>	Census Tract 6			

M-1. Expansion of Individual Choice and Agency Access to Resources:

<i>Agency, Title</i>	Community Action Coalition: Housing Counseling and Financial Services XJ 1717 N. Stoughton Road Madison, WI 53704 608-246-4730		
<i>Amount, Source</i>	\$ 24,077 (City)	21D / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	325 households helped to stabilize their housing; 10,000 households provided with information and referrals.		
<i>Customer/beneficiary</i>	LMI seekers of housing.		
<i>Activity</i>	Helps income eligible persons stabilize affordable housing. [24 CFR 570.206(c)]		
<i>Service area</i>	Countywide		
<i>Agency, Title</i>	Independent Living: Home Share XD 815 Forward Drive Madison, WI 53711 608-274-7900		
<i>Amount, Source</i>	\$ 9,471 (CDBG)	21D / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	20 matched households, serving 39 individuals		
<i>Customer/beneficiary</i>	LMI homeowners		
<i>Activity</i>	Matches home seekers with home sharers. [24 CFR 570.206(c)]		
<i>Service area</i>	Citywide		
<i>Agency, Title</i>	Metropolitan Milwaukee Fair Housing Council: Fair Housing Testing XD 600 Williamson St., Ste. L4 Madison, WI 53703 608-257-0853		
<i>Amount, Source</i>	\$ 30,900 (City)	21D / LMC	
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>
	<i>Avail/Access</i>		✓
	<i>Affordable</i>		
	<i>Sustainable</i>		
<i>Outcome</i>	18 fair housing tests to investigate and prevent housing discrimination		
<i>Customer/beneficiary</i>	LMI individuals		
<i>Activity</i>	Provides fair housing enforcement testing and education to reduce illegal activity and future discrimination		
<i>Service area</i>	Citywide		

<i>Agency, Title</i>	Project Home: Resident Services 1966 S. Stoughton Rd. Madison, WI 53716 608-246-3733			XD
<i>Amount, Source</i>	\$ 13,184 (City)	21D / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	25 tenants of the Allied Drive area assisted with case management to help stabilize housing			
<i>Customer/beneficiary</i>	LMI renters in Census Tract 6			
<i>Activity</i>	Provides case management to individuals in Allied Drive to help stabilize their housing			
<i>Service area</i>	Census Tract 6			
<i>Agency, Title</i>	Tenant Resource Center: Mediation 1202 Williamson Street, Suite A Madison, WI 53703 608-257-0143			XD
<i>Amount, Source</i>	\$ 5,923 (City) \$ 5,030 (ESG)	05K / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	65 households			
<i>Customer/beneficiary</i>	Low-income renters and apartment owners/managers			
<i>Activity</i>	Resolve housing disputes by mediating conflicts between renters and owners to reduce eviction and loss of housing			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	YWCA of Madison: Second Chance 101 E. Mifflin St. Madison, WI 53703 608-257-1436			XD
<i>Amount, Source</i>	\$ 20,600 (ESG)	03T / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	200 persons assisted with educational classes and counseling			
<i>Customer/beneficiary</i>	Homeless households			
<i>Activity</i>	Provides workshops on tenant conduct and rights, and follow-up case management to families seeking more permanent housing. [24 CFR 576.21]			
<i>Service area</i>	Citywide			

M-2. Improvement of Services to Homeless and Special Populations:

<i>Agency, Title</i>	CDBG Office: ESG Services 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			JA
<i>Amount, Source</i>	\$ 278,300 (WI ESG)	03T / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	500 homeless households assisted through 11 homeless service groups			
<i>Customer/beneficiary</i>	Homeless households			
<i>Activity</i>	Purchase of furnishings, utility subsidies, case management and special programming for homeless or near-homeless households. [24 CFR 576.21]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Domestic Abuse Intervention Services: Housing Related Aid P.O. Box 1761 Madison, WI 53701 608-251-1237 ext 307			JA
<i>Amount, Source</i>	\$ 29,870 (City)	03T / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	45 households who are victims of domestic abuse provided safe housing to avoid homelessness			
<i>Customer/beneficiary</i>	Homeless households			
<i>Activity</i>	Provides victims of domestic abuse motel vouchers or assistance to remain in their home or move to another unit to be safe from abuse			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Porchlight, Inc.: PTO Maintenance Training and Utilities			
<i>Amount, Source</i>	\$ 17,000 (ESG)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	15 units of transitional housing made available to new homeless individuals.			
<i>Customer/beneficiary</i>	Homeless households			
<i>Activity</i>	Provides for training 6 homeless individuals to ready 15 transformational housing units for new program participants.			
<i>Service area</i>	Citywide			

<i>Agency, Title</i>	Porchlight, Inc.: Residence-based Support Services			JD
	306 N. Brooks St. Madison, WI 53715 608-257-2534			
<i>Amount, Source</i>	\$ 87,026 (City)	03T / LMC 03T / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	250 households assisted with counseling and appropriate supportive services			
<i>Customer/beneficiary</i>	LMI households			
<i>Activity</i>	Expand level of supportive services available to residents of a single room occupancy facility and other scattered site Porchlight facilities. [24 CFR 576.21]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	Porchlight, Inc.: Hospitality House			JM
	1490 Martin St. Madison, WI 53713 608-255-4401			
<i>Amount, Source</i>	\$ 76,391 (City) \$ 20,000 (ESG)	03T / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	1,500 persons helped to find housing and 200 person helped to find employment			
<i>Customer/beneficiary</i>	Homeless individuals and those at risk of homelessness			
<i>Activity</i>	Provides partial operating costs of information and referral center for homeless individuals and families. [24 CFR 576.21]			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	The Salvation Army: Warming House			JQ
	630 E. Washington Ave Madison, WI 53703 608-250-2260			
<i>Amount, Source</i>	\$ 25,750 (City)	03T / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>	✓		
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	600 persons provided with 4,200 nights of shelter			
<i>Customer/beneficiary</i>	Homeless families			
<i>Activity</i>	Provides partial cost of operation of the overflow emergency shelter for families with children			
<i>Service area</i>	Citywide			

<i>Agency, Title</i>	Tellurian: Outreach Services 300 Femrite Dr. Monona, WI 53716 608-222-7311			JQ
<i>Amount, Source</i>	\$ 8,070 (City) \$ 4,433 (ESG)	05K / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	30 individuals in the State Street area assisted to find appropriate housing and other supportive services			
<i>Customer/beneficiary</i>	Lower income individuals in State Street area			
<i>Activity</i>	Provides outreach, referral and guidance to individuals on State Street who appear in need of housing or other support services. [n/a: local City funds]			
<i>Service area</i>	Census Tracts 17, 16.02			
<i>Agency, Title</i>	CDBG Office / Porchlight: Outreach Services 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			JQ
<i>Amount, Source</i>	\$ 40,000 (City)	05K / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	60 individuals assisted to find appropriate housing and other supportive services			
<i>Customer/beneficiary</i>	Homeless individuals			
<i>Activity</i>	Provides outreach, referral and guidance to individuals who appear in need of housing or other support services			
<i>Service area</i>	Citywide			
<i>Agency, Title</i>	YWCA of Madison Success Program			
<i>Amount, Source</i>	\$ 38,454 (CDBG-R)			
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	10 individuals will obtain a minimum of part-time employment and 10 individuals will obtain full-time employment.			
<i>Customer/beneficiary</i>	Homeless individuals or individuals at risk of homelessness.			
<i>Activity</i>	Provides job readiness, basic computer skills, structured training and internships and employment search assistance. Other supportive services provided with HPRP funding..			
<i>Service area</i>	Citywide			

Z. Administration of Overall Program:

<i>Agency, Title</i>	CDBG Office: Direct Administration/Support Services ZZ 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			
<i>Amount, Source</i>	\$ 840,806 (CDBG + PI) \$ 206,166 (HOME + PI) \$ 87,372 (other)	21A / Planning/Admin. 19A / Planning/Admin.		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			
	<i>Affordable</i>			
	<i>Sustainable</i>			✓
<i>Outcome</i>	Well-managed community development program with effective progress toward 5 year goals			
<i>Customer/beneficiary</i>	City residents			
<i>Activity</i>	Provides staffing for City Community Development program development, Commission staffing, contract development and monitoring, and general program management. Provides support services including administrative services, evaluation, affirmative action, public information, historic preservation and bid services. [24 CFR 570.206]			
<i>Service area</i>	CDBG Target Neighborhoods and lower income households citywide			
<i>Agency, Title</i>	CDBG Office: Futures Fund XA 215 Martin Luther King Jr. Boulevard, Room 280 Madison, WI 53703 608-267-0740			
<i>Amount, Source</i>	\$ 18,960 (CDBG)	Either 01, 19C, or 20 / LMC		
<i>HUD Performance Category</i>		<i>Housing</i>	<i>Econ Devel</i>	<i>Living Environ</i>
	<i>Avail/Access</i>			✓
	<i>Affordable</i>			
	<i>Sustainable</i>			
<i>Outcome</i>	1 feasibility study or innovative project initiated			
<i>Customer/beneficiary</i>	Non-profit agencies serving lower income households			
<i>Activity</i>	Facilitates agencies in addressing short-lived revitalization opportunities. [To be determined as proposals are approved.]			
<i>Service area</i>	Citywide			

Antipoverty Strategy

- 1. Describe the actions that will take place during the next year to reduce the number of poverty level families.*

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

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

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

In 2010, the City will continue efforts begun earlier to work closely with residents, owners and community groups to address some of the emerging revitalization issues in the Southwest area and the Northport/Warner/Sherman areas, as well as continue to support revitalization efforts in the Allied-Dunn's Marsh area. These efforts will continue to:

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

NON-HOMELESS SPECIAL NEEDS HOUSING

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

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Program Year 1 Action Plan Specific Objectives response:

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

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

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

Housing Opportunities for People with AIDS

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

- 1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
- 2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
- 3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*
- 4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop*

and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*
6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

Program Year 1 Action Plan HOPWA response:

The City of Madison does not receive HOPWA funds.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Action Plan HOPWA response:

The City of Madison does not receive HOPWA funds.

Other Narrative

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

SUMMARY STATEMENT

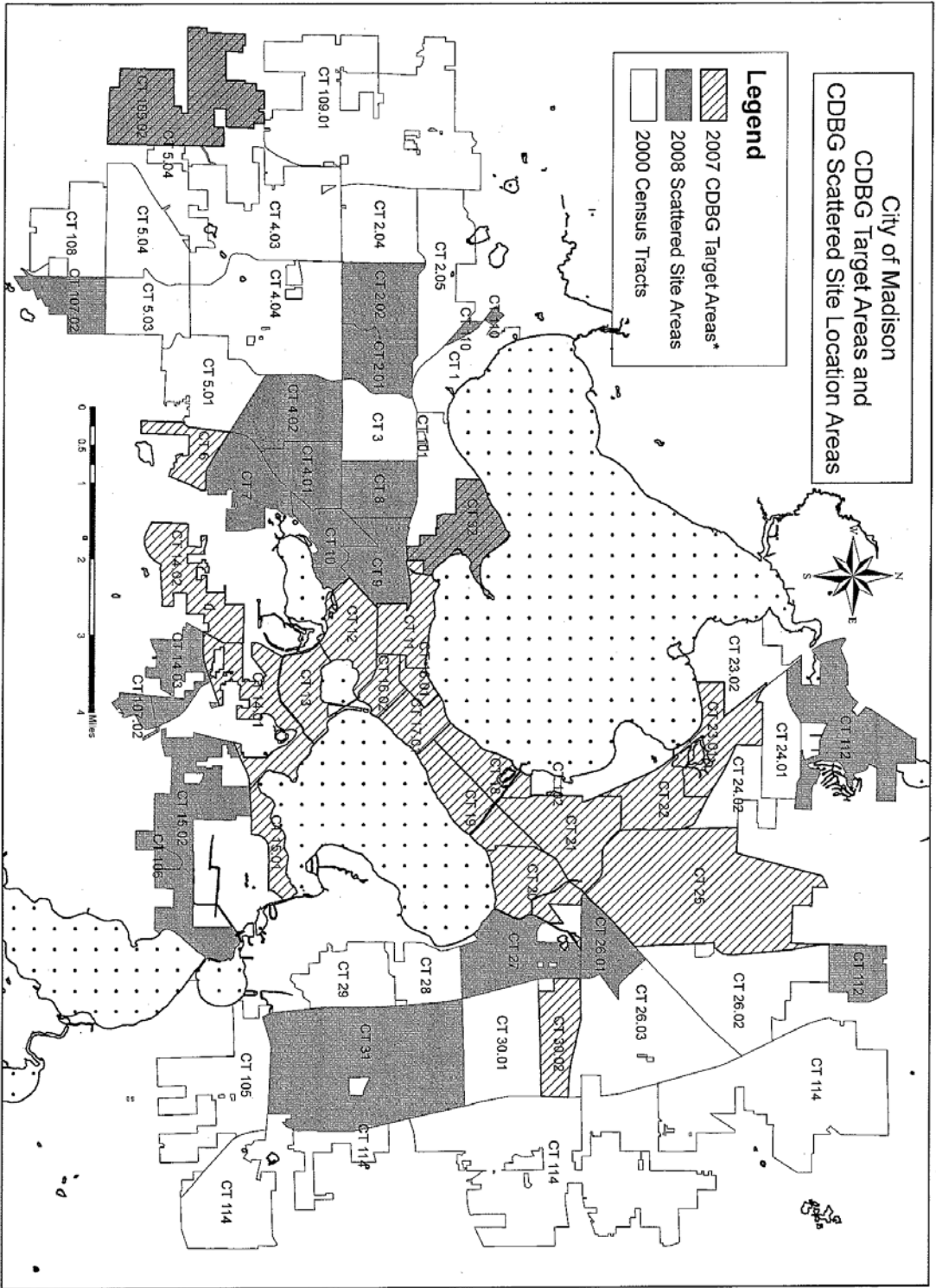
The City developed this document to describe its community-development-related strategies and to guide future decisions as these projects are implemented, assessed and modified for improved quality and effectiveness. The document is also designed to meet the requirements of the Department of Housing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

The activities seek to improve those conditions that lead to a better community: healthy neighborhoods; affordable housing; growing employment and businesses;

accessible human services; information resources; and effective program management. The resources described in this document are only a portion of the energy, vision and skill brought to bear upon the challenges facing Madison. This plan attempts to provide a framework for the allocation and organization of these public resources in ways which complement the work of others within the community and together improve the viable urban community which embodies the goals of Madisonians.

INVOLVEMENT IN FUTURE PLANNING AND PROJECTS

Comments on these goals and on project performance are welcome and should be sent to the CDBG Committee by mailing them to the CDBG Office, 215 Martin Luther King Jr. Blvd., Room 280, Madison, WI 53703, or by calling (608) 267-0740. Full copies of the Community and Neighborhood Development Five Year Plan (the HUD Consolidated Plan) are available at each of the City's public libraries. Performance status reports are available from the CDBG Office.



Map created by CDBG Office (AMM)
08/2009

* 51% or of individuals have income of less than or equal to 80% of area median income.