



Community Development Block Grant (CDBG) Timeliness Workout Plan

CITY OF MADISON

02/22/2018

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) notified the City of Madison, on December 4, 2017, that it is in first-time noncompliance status with respect to the timely expenditure standards under the Community Development Block Grant (CDBG) Program. Those standards are set forth in 24 CFR 570.902. A grantee is in compliance if, 60 days prior to the end of its program year, there is not more than 1.5 times its annual grant remaining in its line of credit, including any program income. The City of Madison has a January 1st Program Year start date. Upon review of the City's account on November 2, 2017, HUD field office staff determined the City's adjusted line of credit balance was 2.77 times its annual grant amount, higher than the specified standard. Under HUD's Sanctions Policy, the City has 12 months, until its next 60-day test, to reach the 1.5 timeliness standard. The purpose of this report is to outline the City's plan to ensure future compliance.

The CDBG timeliness test accounts for available grant balances undisbursed in the Line of Credit Control System (LOCCS), and CDBG program income on hand. Neither the commitment of funds to an activity in the Integrated Disbursement and Information System (IDIS), nor the execution of a contract to implement the activity, is sufficient to exclude those funds from the timeliness calculation. Thus, committed or contracted funds do get counted in the calculation until they are expended and drawn down in LOCCS.

Starting in 2017, HUD made an important change to determining grantees' compliance with the timeliness standard. Specifically, HUD began to include in the timeliness calculation program income dollars that a grantee had on hand in a revolving loan fund. These sums were not previously counted but their inclusion can have a significant impact on timeliness for programs, like Madison's, where revolving loan funds and program income are prominent features.

The impact for Madison of including program income is evident in the following table.

Program Year	CDBG Grant Amount	LOCCS Balance Allowable	LOCCS Balance	LOCCS Balance (including Program Income)
2016	\$1,697,405	\$2,546,107	\$2,438,802 ¹	\$5,780,595
2017	\$1,713,116	\$2,569,674	\$1,173,121	\$4,725,490
2018	\$1,713,116 (expected)	\$2,569,674	TBD	TBD

In 2016, prior to the inclusion of program income, Madison met the timeliness standard. Using that same methodology in 2017, the result would have been the same. However, the introduction of program income into the calculation, produced a different result in 2017 and, notably, it would have changed the outcome for Madison in 2016 had it been

¹ Program Income was not included in 2016 CDBG timeliness test.

part of the equation then. It is quite clear, therefore, that the City's plan to address its timeliness issues must pay particular attention to the impacts of program income.

In developing a workout plan to resolve timeliness issues, Community Development Division (CDD) staff have reviewed the full array of current programs, projects, activities and administrative practices with respect to their impacts on timeliness. That analysis has helped identify a number of changes, both administrative and programmatic, that should help expedite the use of CDBG funds through established programs and strengthen the City's internal monitoring practices. They are highlighted below:

Improve Ongoing Oversight of Open CDBG Activities

The review of open CDBG activities revealed numerous activities for which the status of open activities was not current, the result of delays in internal procedures affecting such things as the documentation of project closeouts and requests for fund draw downs. These situations that can be improved with heightened attention by managers to project flow and a commitment to use tracking resources available within the IDIS system.

The City, managers and staff, will actively use the following information to more actively monitor and document the status of ongoing CDBG activities and anticipated drawdowns over the next 24 months.

- a) Progress Report 01- This report summarizes, for the last five years, the amount of CDBG funds that 1) have been committed to activities, 2) are uncommitted and 3) are available to be drawn from IDIS. The current report indicates that all CDBG funds allocated in LOCCS, as of 2/15/18, have either been committed to specific activities in IDIS, or placed in a reserve account from which community organizations can request funds for eligible activities. Typically, the City supports activities for a (City) program year (Jan 1st- Dec 31st) using CDBG funds from HUD's previous program year allocation. For example, 2017 CDBG funds will support activities identified in the City's 2018 Action Plan. The City adopted this practice to provide greater local program stability and safeguard against potential disruptions caused by variation in the timing of HUD's annual allocation notification.
- b) Progress Report 02- This report provides a detailed accounting of all open activities currently entered in IDIS. City staff and managers will regularly consult this report in the future as part of a concerted effort to actively monitor draw down activity in IDIS
- c) Timeliness Table- City staff created this report to provide a summary of open activities currently entered in IDIS. The City is proceeding to close out 2017 activities in IDIS, and set up 2018 activities. The report includes a quarterly drawdown schedule for each open activity for use in monitoring the City's CDBG balance in LOCCS and will be used to track program income and expenditure goals throughout 2018.

- d) Narrative Status Update-This report provides a brief narrative of open activities to more easily identify projects and activities.

Strengthen Efforts to Promote Program Income Reserve Accounts

The reliance on revolving loan funds and program income to support ongoing activities is an essential component of the City's CDBG strategy and demands now even closer oversight. The City uses program income in a variety of ways. It supports City-administered reserve funds that provide a ready resource for housing development and other capital projects, it provides funds for City-administered programs that aid small home repair projects and new homebuyers, and it provides a stream of funding to sustain several programs administered by sub-recipients. This section pertains to the City's Reserve Funds.

Program income is revenue derived from a CDBG-funded activity. It is subject to CDBG rules in perpetuity. Madison generates program income primarily through:

- Re-payments of principal and interest on loans made from CDBG funds;
- Proceeds from the sale of property secured by loans made with CDBG funds.

The City administers two reserve funds – a Housing Development Reserve Fund and an Acquisition and Rehabilitation Reserve Fund. The funds receive program income the City collects from repayments of loans, made with CDBG funds, to finance capital improvement projects. Loans are secured through mortgages and promissory notes with the property owners. Repayment is due upon sale, transfer of ownership or discontinuance of the use for which the funds were provided. The City enters and tracks loan repayments in IDIS as program income and allocates the funds to support Housing Development or Acquisition and Rehabilitation activities.

Organizations proposing to undertake eligible projects in these activity areas may apply for these funds via a monthly application process. Eligible uses are described in the CDD's Goals and Objectives, which are available on the City's website at; <http://www.cityofmadison.com/cdbg/documents/CDDGoalsandObjectives2015-2016FINAL042914.pdf>.

CDD staff review new proposals within 30 days of their receipt. Staff prepare written analyses of the proposals, complete with a recommended course of action, to the City's CDBG Committee. That body advises the Common Council, which makes the final decisions. The Council's approval of new loans triggers the transfer of CDBG dollars in IDIS from the Housing Development or Acquisition and Rehabilitation Funds into a separate IDIS activity. The Reserve Funds Process provides swift access to CDBG funds

when development opportunities arise. At the same time, it provides ready use for Program Income throughout the year.

City staff routinely hear from local non-profit organizations about potential capital projects that might be suitable candidates for Reserve Funds. These contacts provide opportunities for staff to educate infrequent users about the nuances of the CDBG Program and to prepare program requests. They also give community partners a chance to offer feedback about how well City programs are meeting community needs; input that can inform program improvements. The current pipeline of potential projects includes:

- Project Home- Capital Improvements to Prairie Crossing, a residential property \$355,000 (application in review)
- Common Wealth Development- Capital Improvements to Business Incubator \$500,000
- Madison Urban Ministries- Capital Improvements to Healing House, a facility serving homeless families \$80,000

Status of Revolving Loan Funds

A separate category of uses for program income relates to a collection of revolving loan funds established to meet a variety of community needs. City CDBG funds currently support eight separate RLFs. City staff in CDD administer two of them; non-profit sub-recipients run the others. In these programs, CDBG funds serve initially to establish or capitalize the loan fund. The RLF makes loans for specific activities such as housing rehabilitation or economic development. Ultimately, loan repayments generate the funds needed to sustain the program and make future loans. All revolving loan fund repayments are program income.

The oversight of RLFs is an area in which the City is prepared to devote greater attention with an eye toward identifying and addressing deficiencies more quickly. Toward that end City staff have analyzed each of the existing RLF to assess the need, the priority and the health of the funds. Funds have been assigned one of the following ratings: “Healthy” – the fund is active and healthy, which is to say, there is a general balance between new loan activity and loan repayments; “In Review”- there is evidence to suggest that funds are not being expended in a timely manner or that repayment receipts are insufficient to sustain the RLF. This status acknowledges that City staff are working with the sub-recipient to address identified program issues; “At-Risk”- the RLF has accumulated funds; there has been little or no activity over a sustained period. In this situation, City staff will notify the managing entity of deficiencies and ask that it submit a remedial plan within 30 days..

A brief summary of each current RLF and their status follows:

- *Deferred Payment Loan (DPL) Program /RL*
City staff administer the DPL Program. It provides home rehabilitation loans to single-family homeowners with household incomes at or below 80% of the County Median Income. Maximum loan amounts are \$19,000; \$25,000 if a project involves lead paint expenses. The repayments of DPL loans are deferred until owners sell or no longer occupy their properties, so long as household

incomes remain below the 80% CMI threshold. Staff conduct a review of income eligibility 5 years after project completion. Owners who exceed the 80% threshold must begin repaying the loans. All loan repayments flow to the DPL Revolving Loan Fund. We have given this fund a “healthy” RLF status and plan to continue it.

- *Movin’ Out’s Homeownership Program /RL*
Movin’ Out, a local non-profit organization, administers the Homeownership Program. The program offers mortgage reduction benefits for low to moderate-income homebuyers seeking to purchase single-family homes in Madison. At least one member of the household must have a permanent disability. The sub-recipient begins working with potential homeowners well before real estate transactions. Housing counselors provide homebuyer education and serve as liaisons between the borrowers, lenders and realtors. Loans are secured with Promissory Notes signed at the time of purchase, and repayment is deferred until the property is sold or no longer occupied by the owner. The City has provided this program with \$180,000 of new CDBG Entitlement funds each year to keep pace with requests for assistance. A surge in demand in 2017 prompted an additional award of \$216,000, drawn from Program Income funds. The transactions supported by this program often develop slowly. It can take up to six months, following a commitment of CDBG funds, for a qualified purchaser to locate and close on a suitable property. Nonetheless, the City’s analysis rates this a “healthy” RLF and the City will continue its support.
- *Project Home’s Home Repair /RL*
Project Home, a non-profit sub recipient, administers The Home Repair Program. The program offers grants to homeowners in need of minor home repairs, typically \$3,000 or less. The City contributes \$160,000 of CDBG Entitlement funds annually to Project Home for the Program. The Program also receives program income generated from fees that Project Home charges to beneficiaries for labor expenses. In 2017, growing demand prompted Project Home to seek an additional \$50,000 in funding. This is rated a “healthy” RLF and one worthy of continued support.
- *Home-Buy the American Dream (HBAD) /RL*
City staff administer the HBAD Program. It provides mortgage reduction assistance for low to moderate-income homebuyers seeking to purchase single-family homes in Madison. The fund receives support from three sources- CDBG Revolving Loan Funds, City Levy and Housing Cost Reduction Initiative Funds (HCRI) from the State of Wisconsin. Promissory Notes, signed at the time of purchase, secure loans and repayment is required when the borrower sells or no longer occupies the property as owner. On average, borrowers repay loans within 7 years. Based on that experience, the City anticipates annual Program Income of approximately \$150,000.

The HBAD Revolving Loan Fund is in an “In Review” status, to be more closely monitored this program year. This rating is attributable mostly to the fact that HBAD has not drawn on CDBG funds recently, in part a consequence of the City’s success in attracting more State HCRI funds to the Program. Nonetheless, there is high need for assistance in helping willing low to moderate-income households secure mortgages to purchase homes in Madison. Home prices continue to increase in our market and potential homebuyers are facing growing barriers to affordable financing. That fact, combined with recent program modifications, will likely increase the need for CDBG funds.

- *CWD Neighborhood Revitalization (Equity Fund) /RL*
Common Wealth Development, a non-profit sub recipient, administers this small Neighborhood Revitalization fund. It is available to support housing and/or commercial redevelopment opportunities that are part of broader neighborhood revitalization efforts. The City had been poised to close this fund in 2017 due to inactivity. That decision has been deferred, however, after new leadership at Common Wealth expressed interest in its retention and identified potential new activities to fund. The Fund has no outstanding loans at present so it will generate program income only if Common Wealth makes new loans. This Revolving Loan Fund is listed as “In Review” and will be more closely monitored. Its longer-term status will be determined in the context of a broader RFP process planned for 2019.
- *CWD Lease-Purchase Program /RL*
Common Wealth Development also administers the Lease-Purchase Program. The program offers funds for the acquisition and rehabilitation of owner-occupied single-family properties. Low to moderate-income homeowners can rent a property for up to 3 years while they acquire the financial means to purchase. CDBG funds help reduce mortgage amounts; repayment is necessary upon sale only if the buyer is not income eligible. This fund, too, has been dormant, since 2014, while the sub-recipient has focused most of its attention on acquiring and rehabbing several rental properties. Though the Program’s current portfolio consists of 28 occupied single-family homes, it has reported no sales in the last 5 years. The City has designated this program as “At-Risk”. We have asked Common Wealth to prepare and submit a written plan describing how it will utilize existing fund balances within the next six months.
- *MDC Business Loan Program /RL*
Madison Development Corporation, a non-profit sub recipient, administers the Business Loan Program. It is the centerpiece of the City’s CDBG-supported economic development efforts. The program offers loans to support small business expansion projects. The National Objective it seeks to satisfy is low-moderate income job creation. This RLF has had good success over the years. However, leadership changes at MDC and staff turnover within CDD have disrupted this partnership a bit and we acknowledge it would benefit from closer contact. That effort has begun with an initial focus on addressing issues

uncovered as part of monitoring conducted last year by the HUD Field Office. Accordingly, the Program is in the “In Review” status.

- *WWBIC Business Development Loans /RL*
The Wisconsin Women’s Business Initiative Corporation, a non-profit sub recipient, administers the Business Development Loan Program. WWBIC provides technical assistance and direct lending to micro-enterprises and persons interested in developing micro-enterprises. As part of the City’s response to HUD’s monitoring visit last year, this RLF has also been designated as “In Review”. The City has scheduled the Program for monitoring in April 2018 with an emphasis on improving the timeliness and accuracy of reporting.

In the aftermath of last year’s HUD monitoring of Madison’s economic development activities, the City is contemplating policy changes affecting oversight of revolving loan funds. They will provide more active oversight of these programs and hold fund administrators to utilization standards designed to reduce the likelihood of excessive fund balance accumulations.

Use Program Changes to Increase the Utilization of Program Income

Based on input from community partners and program users, and in consultation with City policy makers, the City is poised to implement design changes to programs the City administers directly. The changes reflect changing conditions in Madison. They will make these popular programs even more responsive to the needs of the community and, in doing so, we believe they will also expedite the expenditure of CDBG funds. These changes, to be implemented beginning March 15, include:

- a) Raise the maximum loan amount, in the Deferred Payment Loan (DPL) loan program, from \$19,000 to \$25,000. Homeowners seeking a DPL loan usually need help with major repairs that affect health and safety concerns (repairing a damaged roof, addressing lead paint or mold, or replacing a broken heater). DPL loans are often insufficient to cover total project costs. Raising the available loan amount to \$25,000 will take fuller advantage of program resources without introducing additional regulatory issues for the homeowner.

A caseload of 30 DPL loans per year, a realistic target in Madison, could account for up to \$750,000 of CDBG funds – in a program that utilizes resources in a timely manner.

- b) Make CDBG funds available as match for State Housing Cost Reduction Initiative (HCRI) loans under the HomeBuy the American Dream (HBAD) Program. HBAD provides mortgage reduction loans for income-eligible buyers. Rising home prices and evolving underwriting standards make home purchases increasingly difficult in Madison for low- and moderate-income households, even with \$10,000 of assistance currently offered under HBAD. Using CDBG funds to match HCRI funds will improve homeownership prospects for those the HBAD

Program seeks to help. City staff will continue to underwrite each loan to determine financing needs and client readiness.

Offering matching CDBG funds to 40 loans in a year could account for up to \$400,000 in new funding commitments; again, in a program that utilizes funds in a timely manner.

- c) Remove the City-imposed restriction in the DPL Program that currently denies assistance to homeowners who previously benefited from one of the City's homebuyer assistance programs. The City is committed to using available resources in ways that assist as many Madison residents as possible. However, that goal should not preclude addressing legitimate needs when they arise. Households that attain homeownership with the aid of City financial assistance are often less able to shoulder additional expenses that arise from needed home repairs. Providing them access to financing to help make those repairs serves the goal of ensuring stable homeownership in quality housing stock. We expect the change will increase utilization of DPL resources.

Allocation of 2018 & 2019 CDBG Entitlement Funds

The City expects to receive 2018 Program Year funds from HUD in November. The anticipated 2018 CDBG Entitlement allocation is \$1,713,116. The City's plan is to renew or continue all non-development activities currently allocated in IDIS into 2019. The commitment allocation will be the same as in 2017. The City expects to use 2018 CDBG Entitlement funds to support at least \$1,379,627 of CDBG eligible activities² in 2019.

That said, the City remains open to the possibility of aiding one or more of the projects currently under consideration by local organizations, so long as they are deemed consistent with the Goals and Objectives outlined in the 2015-2019 Consolidated Plan, and they are ready to proceed in a timely manner. Should such opportunities emerge, and gain Common Council, CDD will re-program 2018 CDBG Entitlement Funds to the proposed activity and support the 2019 activities with Program Income or 2019 Entitlement Funds.

The City's 2018 Adopted Capital Budget programs up to \$1.4 million of CDBG funds toward a \$2.5 million proposed development of a new neighborhood center in the Bridge Lake Point community. The center would replace an existing facility that no longer meets the needs of neighborhood residents. The project will proceed over several years with community engagement, land acquisition and plan design among the first steps to be undertaken, beginning in 2018. Construction is not likely to begin before 2019. This promises to be a high profile project in Madison. The CDBG Supervisor and CD Director will play active roles in its completion.

² Funding will be dependent on the final amount of CDBG funds received by HUD and that the program is not at risk of losing funding due to non-compliance.

The City is preparing to release a Request for Proposals (RFP) in June 2018 that will make available 2018 and 2019 federal funds to support capital development projects. The RFP will seek to allocate federal funds to affordable housing, economic development and capital improvements proposed by community partners. The review criteria, under which proposals are evaluated, will place a heavy emphasis on organizational capacity and project readiness to ensure the timely use of funds. In the summer of 2019, a new RFP process will solicit proposals across all federally funded activities. The Goals and Objectives for these activities will be reflected in the City's 2020-2015 Consolidated Plan. The City's RFP schedule is outlined below:

2018		Anticipated 2019	
Objective	Fund Source	Objective	Fund Source
1.1 Housing Supply	AHF	1.1 Housing Supply	AHF
1.1 Housing Supply -Capital Only*	HOME & CDBG	1.1 Housing Supply -Capital & Services*	HOME & CDBG
3.1 Economic Development- Capital Only	CDBG	1.2 Housing Assistance	HOME & CDBG
3.2 Capital Improvements Community Orgs	CDBG	2.1 Job Creation & Comm Business Devlp	City Levy & ESG
Conf Commnt- EOP	City Levy	2.2 Small Business Development	CDBG
		3.1 Centers and Gardents	CDBG
		3.2 Capital Improvements Community Orgs	CDBG
		Conf Commnt- EOP	City Levy
*Capital projects include the acquisition/rehab, rehab only or new construction of an eligible project.		*Example of Housing Supply-Services: Project Home Minor Home Repair	
Examples could include new construction or renovation to the following properties that serve low-moderate income clientle; residential housing, business incubation, capital projects to neighborhood centers or day cares			

CDD System Changes

The Community Development Division is comprised of four distinct units- Community Development Block Grant, Child Care, Community Resources and the Senior Center. Division staff have made considerable effort in recent years to better integrate and align those units around common objectives. Simultaneously, the City is engaged in a broader strategic planning effort designed to sharpen focus and improve collaboration among and between City agencies. While far from complete, this work is changing how CDD staff interact with colleagues throughout city government and with city residents, and how we plan. Through these efforts, CDD staff have been able to work closely with other City employees to anticipate community needs. Efforts to engage neighborhood organizations about the availability of CDBG funds and the processes the City uses to allocate them has become a team effort throughout the Division. These efforts will prove useful as the City begins to turn its attention toward developing its 2020-2015 Consolidated Plan and a more streamlined set of Goals and Objectives, with more clarity around the role for CDBG funding..

The team within the CDD, which is charged with administering CDBG Program funds, has endured more than its share of disruption in the past couple of years. Four staff members have departed, including the unit's three most senior members, and the CDBG Supervisor is in the midst of a second extended, and unanticipated, leave. Her return is uncertain. During this same time, the City has launched major new initiatives around affordable housing and the community's response to homelessness that have placed considerable added burden on CDD staff.

The past couple of years has also revealed areas, both programmatic and administrative, where there is need to improve our efforts. We embrace that opportunity. The Division has installed a provisional CDBG Supervisor to lead that unit until the incumbent returns. The process of rebuilding the staff is in progress and good work is underway to streamline processes and procedures that will enable us to better monitor funded activities and offer technical assistance to sub-recipients where needed.

The City has established a Finance Review team comprised of the CD Director, CDBG Supervisor, CDD Finance Coordinator, Community Development Technician, and the Budget Analyst assigned to the Division from the City's Finance Department to more actively manage federal resources. This team will meet monthly with an initial focus on reviewing IDIS progress reports and financial data from the City's internal accounting system to ensure timeliness of CDBG expenditures. The team will ensure the City is prepared to submit quarterly CDBG draws in LOCCS.

The Finance Review team will generate information needed to apprise CDBG Unit staff, the CDBG Committee and the Mayor regarding progress toward complying with timeliness standards for CDBG funding as well as other federal funding sources. The CDBG Supervisor will develop ongoing process reports to inform this effort and include the topic as a standing agenda item for all monthly staff meetings.

Reports to HUD Field Office

The CDBG Supervisor and CD Director will maintain regular contact, primarily through conference calls, with the HUD Field Office in Milwaukee in order to monitor the City's progress toward complying with CDBG timeliness standards and any other issues that might arise.

PR01 - HUD Grants and Program Income

Program	Fund	Grant Number	Authorized Amount	Amount Committed to	Net Drawn Amount	FY YTD Net Draw Amount	Available to Commit	Available to Draw
CDBG	EN	B14MC550005	\$1,714,897.00	\$1,714,897.00	\$1,685,961.00	\$60,000.00	\$0.00	\$28,936.00
CDBG	EN	B15MC550005	\$1,662,984.00	\$1,662,984.00	\$1,209,313.00	\$89,600.00	\$0.00	\$453,671.00
CDBG	EN	B16MC550005	\$1,697,405.00	\$1,357,924.00	\$872,684.00	\$0.00	\$0.00	\$485,240.00
CDBG	EN	B17MC550005	\$1,713,116.00	\$1,713,116.00	\$0.00	\$0.00	\$0.00	\$1,713,116.00
CDBG	EN	MADISON Subtotal:						\$2,680,963.00
CDBG	RL	B14MC550005	\$1,187,973.11	\$1,187,973.11	\$1,187,973.11	\$0.00	\$0.00	\$0.00
CDBG	RL	B15MC550005	\$1,498,473.43	\$1,498,473.43	\$1,498,473.43	\$0.00	\$0.00	\$0.00
CDBG	RL	B16MC550005	\$1,054,175.97	\$1,054,175.97	\$50,593.86	\$27,000.00	\$0.00	\$1,003,582.11
CDBG	RL	B17MC550005	\$784,407.07	\$784,407.07	\$0.00	\$0.00	\$0.00	\$784,407.07
CDBG	RL	MADISON Subtotal:						\$1,787,989.18
CDBG	PI	B11MC550005	\$208,268.48	\$208,268.48	\$201,648.36	\$0.00	\$0.00	\$6,620.12
CDBG	PI	B12MC550005	\$184,290.14	\$184,290.14	\$0.00	\$0.00	\$0.00	\$184,290.14
CDBG	PI	B13MC550005	\$381,186.37	\$381,186.37	\$0.00	\$0.00	\$0.00	\$381,186.37
CDBG	PI	B14MC550005	\$485,720.94	\$485,720.94	\$0.00	\$0.00	\$0.00	\$485,720.94
CDBG	PI	B15MC550005	\$589,901.05	\$589,901.05	\$0.00	\$0.00	\$0.00	\$589,901.05
CDBG	PI	B16MC550005	\$874,068.32	\$874,068.32	\$0.00	\$0.00	\$0.00	\$874,068.32
CDBG	PI	B17MC550005	\$591,678.44	\$591,678.44	\$0.00	\$0.00	\$0.00	\$591,678.44
CDBG	PI	MADISON Subtotal:						\$3,113,465.38
CDBG	AD	B16MC550005	\$339,481.00	\$339,481.00	\$283,807.00	\$0.00	\$0.00	\$55,674.00
CDBG	AD	MADISON Subtotal:						\$55,674.00
GRANTEE TOTALS IN LOCCS								\$7,638,091.56

City of Madison- CDBG Timeliness Work Out Plan
Summary of Expenditures
2/15/2018

Item	Year	Project Name	Activity Name	Amount Remaining in IDIS		Amount to be expended prior to March 1, 2018		Remaining Balance after March		Estimated Expended by July 2018		Estimated Expended by Oct 2018		Balance at 2018 Timeliness Test
1	2016	Owner Occupied Rehab	DPL and Project Home	\$25,712.92		\$25,712.92		\$ -						
2	2016	Homebuyer Assistance	MO Homeownership	\$216,000.00		\$216,000.00		\$ -						
3	2016	Neighborhood Revitalization Plans-	EEEPY Plan Project	\$145,880.00		\$0.00		\$145,880.00		\$ -		\$ 107,880.00		\$38,000.00
4	2016	Overall Program Administration	Direct Admin/Support Services	\$60,118.00		\$60,118.00		\$ -						\$0.00
5	2017	Owner Occupied Rehab	DPL	\$244,455.00		\$63,755.00		\$180,700.00		\$ 180,700.00				\$0.00
			Project Home	\$159,631.80		\$159,631.80		\$0.00						\$0.00
6	2017	Owner Occupied Development	Housing Development Reserve Funds	\$605,025.08		\$0.00		\$605,025.08						\$605,025.08
7	2017	Homebuyer Assistance	Home-Buy the American Dream (HBAD) RL	\$439,815.96		\$0.00		\$439,815.96		\$ 100,000.00		\$ 100,000.00		\$239,815.96
			MO: Homeownership RL	\$322,302.00		\$106,119.00		\$216,183.00		\$ 108,091.50		\$ 108,091.50		\$0.00
8	2017	Housing Resources	Fair Housing/IL Home Modification	\$33,219.00		\$33,219.00		\$0.00						\$0.00
			"Futures" Fund Reserve	\$44,174.00		\$0.00		\$44,174.00						\$44,174.00
9	2017	Job Creation & Community Business Develop	CWD Neighborhood Revitalization (Equity Fund) /RL	\$57,369.56		\$0.00		\$57,369.56				\$ 50,000.00		\$7,369.56
			Madison Development Corp/RL	\$582,368.43		\$ 138,338.25		\$444,030.18		\$ 23,763.69				\$420,266.49
			MDC: Emelar Consulting	\$100,000.00		\$ 50,000.00		\$50,000.00						\$50,000.00
			MDC: Pinpoint	\$125,000.00		\$ 75,000.00		\$50,000.00		\$ 50,000.00				\$0.00
10	2017	Small Business (Micro-Enterprise) Delvp	WWBIC	\$ 344,289.91		\$ 208,261.00		\$136,028.91						\$136,028.91
			MBCC Smarter Black Businesses/LCC Small Business Initiative	\$ 23,469.00		\$ 23,402.00		\$67.00						\$67.00
11	2017	Neighborhood Centers/ Gardens	Centers/Gardens	\$ 130,400.00		\$ 130,400.00		\$0.00						\$0.00
12	2017	Capital Improvements for Community Orgs.	Acq/Rehab	\$ 443,640.25		\$ -		\$443,640.25						\$443,640.25
			Wil-Mar NC Adjacent Parcel	\$ 300,000.00		\$ 150,000.00		\$150,000.00				\$ 150,000.00		\$0.00
			MSW Allied Dental	\$ 25,000.00		\$ 12,500.00		\$12,500.00				\$ 12,500.00		\$0.00

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Item	Year	Project Name	Activity Name	Amount Remaining in IDIS		Amount to be expended prior to March 1, 2018		Remaining Balance after March		Estimated Expended by July 2018		Estimated Expended by Oct 2018		Balance at 2018 Timeliness Test
13	2017	Neighborhood Revitalizaiton Plans	Neighborhood Planning	\$ 41,500.00		\$ 41,500.00		\$0.00						\$0.00
			DWSC: CGW Community Garden Enhancements	\$ 20,000.00				\$20,000.00		\$ 10,000.00		\$ 10,000.00		\$0.00
			DWSC Plan Projects	\$ 100,000.00				\$100,000.00		\$ 50,000.00		\$ 50,000.00		\$0.00
14	2017	Overall Program Administration	Direct Admin/Support Services	\$ 623,135.30		\$ 300,000.00		\$323,135.30		\$ 323,135.30				\$0.00
15	2018	Owner Occupied Rehab	DPL	\$ 529,292.82		\$ -		\$529,292.82		\$ 350,000.00		\$ 175,000.00		\$4,292.82
			Project Home EN	\$ 160,746.00		\$ -		\$160,746.00		\$ 80,373.00		\$ 26,791.00		\$53,582.00
			Project HOME RL	\$ 55,619.97		\$ -		\$55,619.97		\$ 27,810.00		\$ 9,268.00		\$18,541.97
16	2018	Owner Occupied Development	CWD Lease- Purchase RL	\$ 70,277.42		\$ -		\$70,277.42				\$ 70,000.00		\$277.42
17	2018	Homebuyer Assistance	MO Homeownership RL	\$ 570,768.14		\$ -		\$570,768.14				\$ 108,000.00		\$462,768.14
18	2018	Housing Resources	Fair Housing/IL Home Modfication	\$ 92,842.00		\$ -		\$92,842.00		\$ 45,721.00		\$ 15,473.00		\$31,648.00
19	2018	Small Business (Micro-Enterprise) Devlp	WWBIC Business Loans EN	\$ 183,325.00		\$ -		\$183,325.00		\$ 91,662.50				\$91,662.50
			MBCC Smarter Black Businesses/LCC Small Business Initative	\$ 66,398.00		\$ -		\$66,398.00		\$ 33,199.00		\$ 11,066.00		\$22,133.00
20	2018	Neighborhood Centers/Gardens	Centers/Gardens	\$ 366,100.00		\$ -		\$366,100.00		\$ 183,050.00		\$ 61,016.00		\$122,034.00
21	2018	Neighborhood Revitalizaiton Plans	Neighborhood Planning	\$ 41,500.00		\$ -		\$41,500.00				\$ 41,500.00		\$0.00
22	2018	Overall Program Administration	Direct Admin/Support Services	\$ 288,716.00		\$ -		\$288,716.00						\$288,716.00
TOTALS				\$7,638,091.56		\$1,793,956.97		\$5,844,134.59		\$ 1,657,505.99		\$ 1,106,585.50		\$3,080,043.10

Goal	\$ 2,569,674.00
Amt Over Goal	\$510,369.10

[illegible]

Item	Year	Project Name	Activity Name		Estimated Expended by Jan 2019		Estimated Expended by July 2019		Estimated Expended by Oct 2019		Balance at 2019 Timeliness Test
13	2017	Neighborhood Revitalizaiton Plans	Neighborhood Planning								
			DWSC: CGW Community Garden Enhancements								
			DWSC Plan Projects								
											\$0.00
14	2017	Overall Program Administration	Direct Admin/Support Services								\$0.00
15	2018	Owner Occupied Rehab	DPL								\$4,292.82
			Project Home EN		\$ 53,582.00						\$0.00
			Project HOME RL		\$ 18,541.00						\$0.97
16	2018	Owner Occupied Development	CWD Lease- Purchase RL								\$277.42
17	2018	Homebuyer Assistance	MO Homeownership RL		\$ 108,000.00		\$ 108,000.00		\$ 108,000.00		\$138,768.14
18	2018	Housing Resources	Fair Housing/IL Home Modification		\$ 31,648.00						\$0.00
19	2018	Small Business (Micro-Enterprise) Devlp	WWBIC Business Loans EN		\$ 91,662.00						\$0.50
			MBCC Smarter Black Businesses/LCC Small Business Initiative		\$ 22,133.00						\$0.00
20	2018	Neighborhood Centers/Gardens	Centers/Gardens		\$ 122,034.00						\$0.00
21	2018	Neighborhood Revitalizaiton Plans	Neighborhood Planning								
22	2018	Overall Program Administration	Direct Admin/Support Services		\$ 288,716.00						\$0.00
TOTALS					\$ 886,316.00		\$ 246,000.00		\$ 147,815.96		\$1,799,911.14

Goal \$ 2,569,674.00

Amt Over Goal -\$769,762.86

PR02-02.15.18
2015

1

Owner-Occupied Housing Rehab

2197	DPL Loan: 1510 Wendy Ln /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
2198	DPL Loan: 307 E Lakeview Ave /RL	Completed	CDBG	\$18,882.98	\$18,882.98	\$0.00
2199	DPL Loan: 2126 E Dayton St /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
2200	DPL Loan: 2714 LaFollette Ave /RL	Completed	CDBG	\$23,000.00	\$23,000.00	\$0.00
2201	DPL Loan: 110 Ash St /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
2202	DPL Loan: 1613 Mayfield Ln /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
2203	DPL Loan: 1929 Tennyson Ln /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
2221	PH Home Repair	Completed	CDBG	\$157,833.00	\$157,833.00	\$0.00
2228	DPL Loan: 4613 Texas Trl /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
2229	DPL Loan: 5205 Loruth Ter /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
2230	DPL Loan: 413 Wingra Dr /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
2250	DPL Loan: 424 N Sixth St /RL	Completed	CDBG	\$18,881.20	\$18,881.20	\$0.00
2252	DPL Loan: 2306 Myrtle St /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
2253	DPL Loan: 1830 Packers Ave /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
2269	Home Repair: Program Income /RL	Completed	CDBG	\$24,611.89	\$24,611.89	\$0.00
2272	Deferred Payment Loan (DPL) Program /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00

Project Total

\$463,209.07 \$463,209.07 \$0.00

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Rental Housing Development

2231	Porchlight Lien Road Permanent Supportive Housing	Completed	CDBG	\$200,000.00	\$200,000.00	\$0.00
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Project Total

\$200,000.00 \$200,000.00 \$0.00

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Owner-Occupied Housing Development

2193	CWD Lease-Purchase Program /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
2196	Housing Development RF /PI	Canceled	CDBG	\$0.00	\$0.00	\$0.00

Project Total

\$0.00 \$0.00 \$0.00

5

Homebuyer Assistance

2204	HBAD: 4332 Melody Ln # 210 /RL	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2205	HBAD: 1 Craig Ave /RL	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2206	HBAD: 6167 Dell Dr # 3 /RL	Completed	CDBG	\$10,130.00	\$10,130.00	\$0.00
2207	HBAD: 117 Lynnhaven Rd /RL	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2208	HBAD: 38 S Marquette St	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2209	HBAD: 3013 Stratton Way # 1 /RL	Completed	CDBG	\$10,130.00	\$10,130.00	\$0.00
2210	HBAD: 65 Golf Course Rd # B	Completed	CDBG	\$10,130.00	\$10,130.00	\$0.00
2211	HBAD: 4513 Martha Ln	Completed	CDBG	\$10,130.00	\$10,130.00	\$0.00
2212	HBAD: 1634 Kings Mill Way # 202	Completed	CDBG	\$7,180.00	\$7,180.00	\$0.00
2213	HBAD: 1 Gray Birch Trl	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2214	HBAD: 1514 Golf View Rd # A	Completed	CDBG	\$10,130.00	\$10,130.00	\$0.00
2215	HBAD: 617 Whitehall Dr	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2216	HBAD: 1201 Mendota St	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2217	HBAD: 4340 Melody Ln # 103	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2218	HBAD: 1413 Wyoming Way /RL	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00
2219	HBAD: 6403 Bridge Rd # 201	Completed	CDBG	\$405.00	\$405.00	\$0.00
2248	MO Homeownership: 4729 Shaffer Ave /PI	Completed	CDBG	\$11,911.00	\$11,911.00	\$0.00
2254	HBAD: 526 North Lawn Ave	Completed	CDBG	\$10,405.00	\$10,405.00	\$0.00

		2271	Home-Buy the American Dream (HBAD) /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00	
	Project Total					\$174,196.00	\$174,196.00	\$0.00	
7	Housing Resources	2220	IL Home Modification	Completed	CDBG	\$50,913.00	\$50,913.00	\$0.00	
		2226	FHC Fair Housing Services	Completed	CDBG	\$40,246.00	\$40,246.00	\$0.00	
	Project Total					\$91,159.00	\$91,159.00	\$0.00	
8	Job Creation & Community Business Development	2194	CWD Neighborhood Revitalization (Equity Fund) /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00	
		2267	MDC Business Loan Program /RL	Completed	CDBG	\$167,127.86	\$167,127.86	\$0.00	
		2425	MDC BLP: Altus Medical Group /RL	Open	CDBG	\$150,000.00	\$150,000.00	\$0.00	
		2426	MDC BLP: Creative Company Inc /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00	
		2427	MDC BLP: Mimosa Inc /RL	Completed	CDBG	\$30,000.00	\$30,000.00	\$0.00	
		2428	MDC BLP: L & I Dane County LLC /RL	Completed	CDBG	\$175,000.00	\$175,000.00	\$0.00	
		2429	MDC BLP: PAMAF LLC /RL	Completed	CDBG	\$200,000.00	\$200,000.00	\$0.00	
		2430	MDC BLP: Wipperfurth Rose LLC /RL	Open	CDBG	\$20,000.00	\$20,000.00	\$0.00	
	Project Total					\$767,127.86	\$767,127.86	\$0.00	
9	Small Business (Micro-Enterprise) Development	2222	MBCC Smarter Black Businesses	Completed	CDBG	\$35,365.00	\$35,365.00	\$0.00	
		2223	LCC Small Business Initiative	Completed	CDBG	\$40,290.00	\$40,290.00	\$0.00	
		2268	WWBIC Business Development Loans	Completed	CDBG	\$115,697.00	\$115,697.00	\$0.00	
		2270	WWBIC Business Development Loans /RL	Completed	CDBG	\$248,928.51	\$248,928.51	\$0.00	
	Project Total					\$440,280.51	\$440,280.51	\$0.00	
11	Neighborhood Centers & Community Gardens	2224	CWG Community Garden Leadership Development	Completed	CDBG	\$42,833.00	\$42,833.00	\$0.00	
		2225	Nbrhd Ctr Support: Meadowood Neighborhood Center	Completed	CDBG	\$26,542.00	\$26,542.00	\$0.00	
		2232	Nbrhd Ctr Support: BGC Allied Family Center	Completed	CDBG	\$35,272.00	\$35,272.00	\$0.00	
		2233	Nbrhd Ctr Support: BGC Taft Street Site	Completed	CDBG	\$48,699.00	\$48,699.00	\$0.00	
		2234	Nbrhd Ctr Support: Vera Court Neighborhood Center	Completed	CDBG	\$32,898.00	\$32,898.00	\$0.00	
		2235	Nbrhd Ctr Support: Wil-Mar Neighborhood Center	Completed	CDBG	\$44,940.00	\$44,940.00	\$0.00	
		2236	Nbrhd Ctr Support: Goodman Community Center	Completed	CDBG	\$16,486.00	\$16,486.00	\$0.00	
		2237	Nbrhd Ctr Support: Bridge Lake Point Waunona	Completed	CDBG	\$34,571.00	\$34,571.00	\$0.00	
		2238	Nbrhd Ctr Support: East Madison Community Center	Completed	CDBG	\$22,689.00	\$22,689.00	\$0.00	
		2239	Nbrhd Ctr Support: Neighborhood House Community Center	Completed	CDBG	\$21,131.00	\$21,131.00	\$0.00	
		2240	Nbrhd Ctr Support: Lussier Community Education Center	Completed	CDBG	\$16,176.00	\$16,176.00	\$0.00	
		2241	Nbrhd Ctr Support: Elver Park Neighborhood Center	Completed	CDBG	\$8,991.00	\$8,991.00	\$0.00	
		2242	Nbrhd Ctr Support: Kennedy Heights Neighborhood Center	Completed	CDBG	\$13,488.00	\$13,488.00	\$0.00	
	Project Total					\$364,716.00	\$364,716.00	\$0.00	
12	Capital Improvements for Community Organizations	2195	Acquisition/Rehab RF /PI	Canceled	CDBG	\$0.00	\$0.00	\$0.00	
		2266	Literacy Network Dane Street Acquisition	Completed	CDBG	\$125,000.00	\$125,000.00	\$0.00	
	Project Total					\$125,000.00	\$125,000.00	\$0.00	
14	Overall Program Administration	2227	Direct Administration / Support Services	Open	CDBG	\$729,336.00	\$729,336.00	\$0.00	
	Project Total					\$729,336.00	\$729,336.00	\$0.00	
	Program Total				CDBG	\$3,355,024.44	\$3,355,024.44	\$0.00	
	2015 Total					\$3,355,024.44	\$3,355,024.44	\$0.00	
2016	1	Owner-Occupied Housing Rehab	2275	PH Home Repair /RL	Open	CDBG	\$20,928.92	\$14,906.00	\$6,022.92

3	Owner-Occupied Housing Development	2290	DPL Loan: 4202 Drexel Ave /RL	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
		2292	DPL Loan: 4109 Winnemac Ave /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
		2293	DPL Loan: 21 Coral Ct /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
		2294	DPL Loan: 2142 Winnebago St /RL	Completed	CDBG	\$20,464.11	\$20,464.11	\$0.00
		2295	DPL Loan: 113 Leon St /RL	Completed	CDBG	\$10,604.56	\$10,604.56	\$0.00
		2296	DPL Loan: 3418 Concord Ave /RL	Open	CDBG	\$4,990.00	\$4,990.00	\$0.00
		2297	DPL Loan: 1406 Packers Ave /RL	Completed	CDBG	\$18,983.47	\$18,983.47	\$0.00
		2328	PH Home Repair	Completed	CDBG	\$160,746.00	\$160,746.00	\$0.00
		2338	DPL Loan: 501 Bram St /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
		2339	DPL Loan: 501 Burdette Ct /RL	Completed	CDBG	\$16,316.52	\$16,316.52	\$0.00
		2340	DPL Loan: 1622 Lake View Ave /RL	Completed	CDBG	\$19,000.00	\$19,000.00	\$0.00
		2341	DPL Loan: 4146 Monona Dr /RL	Open	CDBG	\$19,000.00	\$12,100.00	\$6,900.00
		2342	DPL Loan: 3145 Thorp St /RL	Completed	CDBG	\$17,808.69	\$17,808.69	\$0.00
		2343	DPL Loan: 510 Dapin Rd /RL	Open	CDBG	\$19,000.00	\$13,110.00	\$5,890.00
		2344	DPL Loan: 2218 E Johnson St /RL	Open	CDBG	\$19,000.00	\$12,100.00	\$6,900.00
		2348	Deferred Payment Loan (DPL) Program /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2353	Deferred Payment Loan (DPL) Program /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		Project Total				\$428,842.27	\$403,129.35	\$25,712.92
4	Homebuyer Assistance	2277	CWD Lease-Purchase Program /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2289	Housing Development RF /PI	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		Project Total				\$0.00	\$0.00	\$0.00
		2347	Home-Buy the American Dream (HBAD) /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2350	MO Homeownership /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2352	MO Homeownership: 18 Kings Mill Cir # 103 /RL	Open	CDBG	\$36,000.00	\$0.00	\$36,000.00
		2354	MO Homeownership: 142 Walter St /RL	Open	CDBG	\$36,000.00	\$0.00	\$36,000.00
		2374	MO Homeownership /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2407	MO Homeownership: 325 S Yellowstone Dr # 118 /RL	Open	CDBG	\$36,000.00	\$0.00	\$36,000.00
		2408	MO Homeownership: 1002 Gammon Ln # 1 /RL	Open	CDBG	\$36,000.00	\$0.00	\$36,000.00
6	Housing Resources	2412	MO Homeownership: 4514 Hammersley Rd # 6 /RL	Open	CDBG	\$36,000.00	\$0.00	\$36,000.00
		2422	MO Homeownership: 201 East Bluff /RL	Open	CDBG	\$36,000.00	\$0.00	\$36,000.00
		Project Total				\$216,000.00	\$0.00	\$216,000.00
		2312	FHC Fair Housing Services	Completed	CDBG	\$40,989.00	\$40,989.00	\$0.00
		2327	IL Home Modification	Completed	CDBG	\$51,853.00	\$51,853.00	\$0.00
		Project Total				\$92,842.00	\$92,842.00	\$0.00
7	Job Creation & Community Business Development	2274	MDC Business Loan Program /RL	Completed	CDBG	\$154,486.04	\$154,486.04	\$0.00
		2278	CWD Neighborhood Revitalization (Equity Fund) /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2446	MDC BLP: 3 Coins Investment LLC /RL	Open	CDBG	\$110,000.00	\$110,000.00	\$0.00
		2447	MDC BLP: AmebaGone Inc /RL	Completed	CDBG	\$23,000.00	\$23,000.00	\$0.00
		2448	MDC BLP: Dutchess Properties LLC /RL	Completed	CDBG	\$75,000.00	\$75,000.00	\$0.00
		2449	MDC BLP: Field Table LLC /RL	Completed	CDBG	\$125,000.00	\$125,000.00	\$0.00
		2450	MDC BLP: Rockhound Brewing Company LLC /RL	Completed	CDBG	\$75,000.00	\$75,000.00	\$0.00

2017		Project Total						\$562,486.04	\$562,486.04	\$0.00
	8	Small Business (Micro-Enterprise) Development	2276	WWBIC Business Development Loans /RL	Completed	CDBG		\$155,379.00	\$155,379.00	\$0.00
			2313	MBCC Smarter Black Businesses	Completed	CDBG		\$30,325.00	\$30,325.00	\$0.00
			2314	LCC Small Business Initiative	Completed	CDBG		\$35,745.00	\$35,745.00	\$0.00
			2329	WWBIC Business Development Loans	Completed	CDBG		\$142,250.00	\$142,250.00	\$0.00
			2411	MBCC Smarter Black Businesses	Canceled	CDBG		\$0.00	\$0.00	\$0.00
		Project Total						\$363,699.00	\$363,699.00	\$0.00
	10	Neighborhood Centers & Community Gardens	2315	CWG Community Garden Leadership Development	Completed	CDBG		\$65,330.00	\$65,330.00	\$0.00
			2316	Nbrhd Ctr Support: BGC Allied Family Center	Completed	CDBG		\$35,272.00	\$35,272.00	\$0.00
			2317	Nbrhd Ctr Support: BGC Taft Street Site	Completed	CDBG		\$68,253.00	\$68,253.00	\$0.00
			2318	Nbrhd Ctr Support: Vera Court Neighborhood Center	Completed	CDBG		\$29,293.00	\$29,293.00	\$0.00
			2319	Nbrhd Ctr Support: Wil-Mar Neighborhood Center	Completed	CDBG		\$44,940.00	\$44,940.00	\$0.00
			2320	Nbrhd Ctr Support: Goodman Community Center	Completed	CDBG		\$16,486.00	\$16,486.00	\$0.00
			2321	Nbrhd Ctr Support: Bridge Lake Point Waunona	Completed	CDBG		\$34,571.00	\$34,571.00	\$0.00
			2322	Nbrhd Ctr Support: East Madison Community Center	Completed	CDBG		\$22,689.00	\$22,689.00	\$0.00
			2323	Nbrhd Ctr Support: Neighborhood House Community Center	Completed	CDBG		\$21,131.00	\$21,131.00	\$0.00
			2324	Nbrhd Ctr Support: Lussier Community Education Center	Completed	CDBG		\$16,176.00	\$16,176.00	\$0.00
			2325	Nbrhd Ctr Support: Elver Park Neighborhood Center	Completed	CDBG		\$8,991.00	\$8,991.00	\$0.00
			2326	Nbrhd Ctr Support: Kennedy Heights Neighborhood Center	Completed	CDBG		\$13,488.00	\$13,488.00	\$0.00
		Project Total						\$376,620.00	\$376,620.00	\$0.00
	11	Capital Improvements for Community Organizations	2288	Acquisition/Rehab RF /PI	Canceled	CDBG		\$0.00	\$0.00	\$0.00
		Project Total						\$0.00	\$0.00	\$0.00
	12	Neighborhood Revitalization Plans & Projects	2351	Neighborhood Planning	Completed	CDBG		\$41,500.00	\$41,500.00	\$0.00
			2443	EEEEPY: Eken Park Improvements	Open	CDBG		\$48,940.00	\$0.00	\$48,940.00
			2453	EEEEPY: Pennsylvania Park Improvements	Open	CDBG		\$48,940.00	\$0.00	\$48,940.00
			2454	EEEEPY: Public Market ME Technical Assistance	Open	CDBG		\$48,000.00	\$0.00	\$48,000.00
		Project Total						\$187,380.00	\$41,500.00	\$145,880.00
	13	Overall Program Administration	2349	Direct Administration / Support Services	Open	CDBG		\$646,622.00	\$586,504.00	\$60,118.00
		Project Total						\$646,622.00	\$586,504.00	\$60,118.00
	Program Total				CDBG		\$2,874,491.31	\$2,426,780.39	\$447,710.92	
	2016 Total						\$2,874,491.31	\$2,426,780.39	\$447,710.92	
1	Owner-Occupied Housing Rehab- Activities in red are still open at this time and work will be completed Spring of 2018.	2355	Deferred Payment Loan (DPL) Program /RL	Open	CDBG		\$3,300.00	\$0.00	\$3,300.00	
		2356	DPL Loan: 946 Clarence Ct /RL	Completed	CDBG		\$6,544.62	\$6,544.62	\$0.00	
		2357	DPL Loan: 41 Golf Course Rd # E /RL	Completed	CDBG		\$19,000.00	\$19,000.00	\$0.00	
		2358	DPL Loan: 4210 Dempsey Rd /RL	Completed	CDBG		\$19,000.00	\$19,000.00	\$0.00	
		2359	DPL Loan: 229 Walter St /RL	Completed	CDBG		\$19,000.00	\$19,000.00	\$0.00	
		2360	DPL Loan: 17 Corry St /RL	Completed	CDBG		\$13,497.77	\$13,497.77	\$0.00	
		2361	DPL Loan: 12 Sherman Ter # 1 /RL	Completed	CDBG		\$23,000.00	\$23,000.00	\$0.00	
		2362	DPL Loan: 1713 Loftsgordon Ave /RL	Completed	CDBG		\$25,000.00	\$25,000.00	\$0.00	
		2363	DPL Loan: 4109 Major Ave /RL	Open	CDBG		\$25,000.00	\$16,000.00	\$9,000.00	
		2364	DPL Loan: 1513 Reetz Rd /RL	Open	CDBG		\$19,000.00	\$12,000.00	\$7,000.00	

3	Owner-Occupied Housing Development	2365	DPL Loan: 2706 Dahle St /RL	Completed	CDBG	\$24,300.00	\$24,300.00	\$0.00
		2366	DPL Loan: 1814 Kropf Ave /RL	Open	CDBG	\$21,000.00	\$13,000.00	\$8,000.00
		2367	DPL Loan: 9 Georgetown Ct /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2368	DPL Loan: 926 Nancy Ln /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2369	PH Home Repair	Open	CDBG	\$210,746.00	\$104,000.00	\$106,746.00
		2370	PH Home Repair /RL	Open	CDBG	\$52,885.80	\$0.00	\$52,885.80
		2396	DPL Loan: 3637 Brigham Ave /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2397	DPL Loan: 2734 Coolidge St /RL	Open	CDBG	\$18,955.00	\$12,000.00	\$6,955.00
		2398	DPL Loan: 3402 Sunbrook Rd /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2399	DPL Loan: 1105 Mendota St /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2400	DPL Loan: 4314 Prairieview Dr /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2401	DPL Loan: 412 North St /RL	Open	CDBG	\$25,000.00	\$16,000.00	\$9,000.00
		2402	DPL Loan: 610 Gilmore St /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2403	DPL Loan: 3629 Tulane Ave /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2404	DPL Loan: 1146 Pauline Ave /RL	Open	CDBG	\$25,000.00	\$16,000.00	\$9,000.00
		2405	DPL Loan: 4410 Hollow Ridge Rd /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2406	DPL Loan: 433 Burdette Ct /RL	Open	CDBG	\$7,500.00	\$4,000.00	\$3,500.00
		2409	DPL Loan: 4804 Major Ave /RL	Open	CDBG	\$17,400.00	\$11,000.00	\$6,400.00
		2410	DPL Loan: 4345 Lilac Ln /RL	Open	CDBG	\$19,000.00	\$12,000.00	\$7,000.00
		2415	DPL Loan: 503 Kedzie St /RL	Open	CDBG	\$25,000.00	\$0.00	\$25,000.00
		2418	DPL Loan: 2625 Scofield St /RL	Open	CDBG	\$25,000.00	\$0.00	\$25,000.00
		2419	DPL Loan: 225 N Marquette St /RL	Open	CDBG	\$19,500.00	\$0.00	\$19,500.00
		2420	DPL Loan: 521 Vernon Ave /RL	Open	CDBG	\$11,000.00	\$0.00	\$11,000.00
		2433	DPL Loan: 210 Silver Rd /RL	Open	CDBG	\$19,000.00	\$0.00	\$19,000.00
		2434	DPL Loan: 1625 Lake View Ave /RL	Open	CDBG	\$12,800.00	\$0.00	\$12,800.00
		Project Total				\$877,429.19	\$473,342.39	\$404,086.80
3	Owner-Occupied Housing Development	2371	CWD Lease-Purchase Program /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2372	Housing Development RF /PI	Open	CDBG	\$605,025.08	\$0.00	\$605,025.08
4	Homebuyer Assistance	Project Total				\$605,025.08	\$0.00	\$605,025.08
		2373	Home-Buy the American Dream (HBAD) /RL	Open	CDBG	\$439,815.96	\$0.00	\$439,815.96
		2421	MO Homeownership: 4501 Cody Ln /RL	Open	CDBG	\$35,371.00	\$0.00	\$35,371.00
		2423	MO Homeownership: 4209 Lumley Rd /RL	Open	CDBG	\$35,371.00	\$0.00	\$35,371.00
		2424	HBAD: 4209 Lumley Rd /RL	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		2432	MO Homeownership: 2987 Holborn Cir /RL	Open	CDBG	\$35,377.00	\$0.00	\$35,377.00
		2469	MO Homeownership /RL	Open	CDBG	\$216,183.00	\$0.00	\$216,183.00
6	Housing Resources	Project Total				\$762,117.96	\$0.00	\$762,117.96
		2375	FHC Fair Housing Services	Open	CDBG	\$40,989.00	\$26,000.00	\$14,989.00
		2376	IL Home Modification	Open	CDBG	\$51,853.00	\$33,623.00	\$18,230.00
		2445	"Futures" Fund Reserve	Open	CDBG	\$44,174.00	\$0.00	\$44,174.00
7	Job Creation & Community Business Development	Project Total				\$137,016.00	\$59,623.00	\$77,393.00
		2377	CWD Neighborhood Revitalization (Equity Fund) /RL	Open	CDBG	\$57,369.56	\$0.00	\$57,369.56

2018			2378	MDC Business Loan Program /RL	Open	CDBG	\$582,368.43	\$0.00	\$582,368.43		
			2451	MDC BLP: Emelar Consulting Group LLC /RL	Open	CDBG	\$100,000.00	\$0.00	\$100,000.00		
			2452	MDC BLP: Pinpoint Software Inc /RL	Open	CDBG	\$125,000.00	\$0.00	\$125,000.00		
			Project Total				\$864,737.99	\$0.00	\$864,737.99		
			8	Small Business (Micro-Enterprise) Development	2379	WWBIC Business Development Loans	Open	CDBG	\$183,325.00	\$0.00	\$183,325.00
					2380	WWBIC Business Development Loans /RL	Open	CDBG	\$160,964.91	\$0.00	\$160,964.91
					2381	MBCC Smarter Black Businesses	Open	CDBG	\$30,653.00	\$19,829.00	\$10,824.00
					2382	LCC Small Business Initiative	Open	CDBG	\$35,745.00	\$23,100.00	\$12,645.00
					Project Total				\$410,687.91	\$42,929.00	\$367,758.91
			10	Neighborhood Centers & Community Gardens	2383	CGW Community Garden Leadership Development	Open	CDBG	\$54,996.00	\$35,700.00	\$19,296.00
	2384	Nbrhd Ctr Support: BGC Allied Family Center			Open	CDBG	\$42,429.00	\$27,500.00	\$14,929.00		
	2385	Nbrhd Ctr Support: BGC Taft Street Site			Open	CDBG	\$61,199.00	\$39,500.00	\$21,699.00		
	2386	Nbrhd Ctr Support: Vera Court Neighborhood Center			Open	CDBG	\$40,237.00	\$26,000.00	\$14,237.00		
	2387	Nbrhd Ctr Support: Wil-Mar Neighborhood Center			Open	CDBG	\$55,783.00	\$36,000.00	\$19,783.00		
	2388	Nbrhd Ctr Support: Goodman Community Center			Open	CDBG	\$17,364.00	\$11,000.00	\$6,364.00		
	2389	Nbrhd Ctr Support: Bridge Lake Point Waunona			Open	CDBG	\$40,604.00	\$26,000.00	\$14,604.00		
	2390	Nbrhd Ctr Support: East Madison Community Center			Open	CDBG	\$25,649.00	\$16,500.00	\$9,149.00		
	2391	Nbrhd Ctr Support: Lussier Community Education Center			Open	CDBG	\$16,000.00	\$10,000.00	\$6,000.00		
	2392	Nbrhd Ctr Support: Kennedy Heights Neighborhood Center			Open	CDBG	\$11,839.00	\$7,500.00	\$4,339.00		
	Project Total				\$366,100.00	\$235,700.00	\$130,400.00				
	11	Capital Improvements for Community Organizations	2393	Acquisition/Rehab RF /PI	Open	CDBG	\$443,640.25	\$0.00	\$443,640.25		
			2439	Wil-Mar NC Adjacent Parcel Acquisition /PI	Open	CDBG	\$300,000.00	\$0.00	\$300,000.00		
			2440	MSW Allied Dental Clinic X-Ray Equipment /PI	Open	CDBG	\$25,000.00	\$0.00	\$25,000.00		
			Project Total				\$768,640.25	\$0.00	\$768,640.25		
	12	Neighborhood Revitalization Plans & Projects	2394	Neighborhood Planning	Open	CDBG	\$41,500.00	\$0.00	\$41,500.00		
			2441	DWSC: CGW Community Garden Enhancements	Open	CDBG	\$20,000.00	\$0.00	\$20,000.00		
			2444	DWSC Plan projects	Open	CDBG	\$100,000.00	\$0.00	\$100,000.00		
Project Total					\$161,500.00	\$0.00	\$161,500.00				
13	Overall Program Administration	2395	Direct Administration / Support Services	Open	CDBG	\$623,135.30	\$0.00	\$623,135.30			
		Project Total				\$623,135.30	\$0.00	\$623,135.30			
		Program Total			CDBG	\$5,576,389.68	\$811,594.39	\$4,764,795.29			
2017 Total						\$5,576,389.68	\$811,594.39	\$4,764,795.29			
	1	Owner-Occupied Housing Rehab	2455	Deferred Payment Loan (DPL) Program /RL	Open	CDBG	\$529,292.82	\$0.00	\$529,292.82		
			2456	PH Home Repair	Open	CDBG	\$160,746.00	\$0.00	\$160,746.00		
			2457	PH Home Repair /RL	Open	CDBG	\$55,619.97	\$0.00	\$55,619.97		
			Project Total				\$745,658.79	\$0.00	\$745,658.79		
	3	Owner-Occupied Housing Development	2458	CWD Lease-Purchase Program /RL	Open	CDBG	\$70,277.42	\$0.00	\$70,277.42		
			Project Total				\$70,277.42	\$0.00	\$70,277.42		
	4	Homebuyer Assistance	2460	MO Homeownership /RL	Open	CDBG	\$570,768.14	\$0.00	\$570,768.14		
			Project Total				\$570,768.14	\$0.00	\$570,768.14		
	6	Housing Resources	2461	"Futures" Fund Reserve	Open	CDBG	\$0.00	\$0.00	\$0.00		

		2462	FHC Fair Housing Services	Open	CDBG	\$40,989.00	\$0.00	\$40,989.00
		2463	IL Home Modification	Open	CDBG	\$51,853.00	\$0.00	\$51,853.00
	Project Total					\$92,842.00	\$0.00	\$92,842.00
7	Job Creation & Community Business Development	2464	MDC Business Loan Program /RL	Open	CDBG	\$0.00	\$0.00	\$0.00
	Project Total					\$0.00	\$0.00	\$0.00
8	Small Business (Micro-Enterprise) Development	2465	WWBIC Business Development Loans	Open	CDBG	\$183,325.00	\$0.00	\$183,325.00
		2466	WWBIC Business Development Loans /RL	Open	CDBG	\$0.00	\$0.00	\$0.00
		2467	MBCC Smarter Black Businesses	Open	CDBG	\$30,653.00	\$0.00	\$30,653.00
		2468	LCC Small Business Initiative	Open	CDBG	\$35,745.00	\$0.00	\$35,745.00
	Project Total					\$249,723.00	\$0.00	\$249,723.00
10	Neighborhood Centers & Community Gardens	2470	CGW Community Garden Leadership Development	Open	CDBG	\$54,996.00	\$0.00	\$54,996.00
		2471	Nbrhd Ctr Support: BGC Allied Family Center	Open	CDBG	\$42,429.00	\$0.00	\$42,429.00
		2472	Nbrhd Ctr Support: BGC Taft Street Site	Open	CDBG	\$61,199.00	\$0.00	\$61,199.00
		2473	Nbrhd Ctr Support: Vera Court Neighborhood Center	Open	CDBG	\$40,237.00	\$0.00	\$40,237.00
		2474	Nbrhd Ctr Support: Wil-Mar Neighborhood Center	Open	CDBG	\$55,783.00	\$0.00	\$55,783.00
		2475	Nbrhd Ctr Support: Goodman Community Center	Open	CDBG	\$17,364.00	\$0.00	\$17,364.00
		2476	Nbrhd Ctr Support: Bridge Lake Point Waunona	Open	CDBG	\$40,604.00	\$0.00	\$40,604.00
		2477	Nbrhd Ctr Support: East Madison Community Center	Open	CDBG	\$25,649.00	\$0.00	\$25,649.00
		2478	Nbrhd Ctr Support: Lussier Community Education Center	Open	CDBG	\$16,000.00	\$0.00	\$16,000.00
		2479	Nbrhd Ctr Support: Kennedy Heights Neighborhood Center	Open	CDBG	\$11,839.00	\$0.00	\$11,839.00
	Project Total					\$366,100.00	\$0.00	\$366,100.00
11	Capital Improvements for Community Organizations	2480	Acquisition/Rehab RF /PI	Open	CDBG	\$0.00	\$0.00	\$0.00
	Project Total					\$0.00	\$0.00	\$0.00
12	Neighborhood Revitalization Plans & Projects	2481	Neighborhood Planning	Open	CDBG	\$41,500.00	\$0.00	\$41,500.00
	Project Total					\$41,500.00	\$0.00	\$41,500.00
13	Overall Program Administration	2482	Direct Administration / Support Services	Open	CDBG	\$288,716.00	\$0.00	\$288,716.00
	Project Total					\$288,716.00	\$0.00	\$288,716.00
Program Total					CDBG	\$2,425,585.35	\$0.00	\$2,425,585.35
2018 Total						\$2,425,585.35	\$0.00	\$2,425,585.35
Program Grand Total					CDBG	\$94,344,986.67	\$86,706,895.11	\$7,638,091.56
Grand Total						\$94,344,986.67	\$86,706,895.11	\$7,638,091.56

Item	Year	Project Name	Activity Name	Status Update
1	2016	Owner Occupied Rehab	DPL and Project Home	Activity closed out in 2017
2	2016	Homebuyer Assistance	MO Homeownership	Activity closed out in 2017
3	2016	Neighborhood Revitalization Plans-	EEEPY Plan Project	MOUs were signed Feb 2018 with Parks Dept and Econ Devlp Division to fund Eken Park improvements, Pennsylvania Park Improvements and Market Ready program for the Public Market. Improvements to the parks will be completed by Oct 2018. Market Ready offers Technical Assistance to microenterprises planning to enter the Public Market. Expect to receive quarterly requests of \$10,000 for the program, services will go into 2019.
4	2016	Overall Program Administration	Direct Admin/Support Services	Activity closed out in 2017
5	2017	Owner Occupied Rehab	DPL	Some 2017 activities remain open as rehabilitation work is completed. CDD Housing Specialist tracks project activity on a weekly basis to ensure timely activity completion.
			Project Home	Activity closed out in 2017
6	2017	Owner Occupied Development	Housing Development Reserve Funds	This account is a place holder for the City's Housing Reserves. This is an active account and agencies are eligible to apply for funding monthly through a competitive application process for housing activities. Once an activity is approved by Council the money is transferred from this account and a new IDIS activity is set up.
7	2017	Homebuyer Assistance	Home-Buy the American Dream (HBAD) RL	Program guideline changes expected to be approved by CDBG Committee on March 1, 2016. Anticipate the first loan funded with CDBG funds will close in April 2018.
			MO: Homeownership RL	These funds are all committed to potential homebuyers looking for a property. Anticipate 3 closings per quarter.
8	2017	Housing Resources	Fair Housing/IL Home Modification	Activities closed out in 2017.
			"Futures" Fund Reserve	Approximately 1% of the CDBG allocation is placed in this reserve account to fund feasibility studies. Applications for this reserve fund can be submitted monthly. There are usually 1-2 requests made for this fund source per year. Due to the current account balance staff recommend that the 1% for 2018 be withheld from this account.
9	2017	Job Creation & Community Business Develop	CWD Neighborhood Revitalization (Equity Fund) /RL	Contract currently being negotiated
			Madison Development Corp/RL	Service Delivery Fees currently under review
			MDC: Emelar Consulting	Direct loan to for-profit business, national objective Job Creation
			MDC: Pinpoint	Direct loan to for-profit business, national objective Job Creation

10	2017	Small Business (Micro-Enterprise) Delp	WWBIC	Not all Entitlement Funds used. Will look at re-programming unused funds.
			MBCC Smarter Black Businesses/LCC Small Business Initiative	Activity closed out in 2017
11	2017	Neighborhood Centers/ Gardens	Centers/Gardens	Activity closed out in 2017
12	2017	Capital Improvements for Community Orgs.	Acq/Rehab	This account is a place holder for the City's Reserves for community facilities. This is an active account and agencies are eligible to apply for funding monthly through a competitive application process. Once an activity is approved by Council the money is transferred from this account and a new IDIS activity is set up.
			Wil-Mar NC Adjacent Parcel	Property acquired, waiting on beneficiary data to close out activity
			MSW Allied Dental	Property acquired, waiting on beneficiary data to close out activity
13	2017	Neighborhood Revitalizaiton Plans	Neighborhood Planning	Activity closed out in 2017
			DWSC: CGW Community Garden Enhancements	MOU recently signed. Contract manger retired, new contract manager recently assigned.
			DWSC Plan Projects	MOU recently signed. Contract manger retired, new contract manager recently assigned.
14	2017	Overall Program Administration	Direct Admin/Support Services	Supports City staff
15	2018	Owner Occupied Rehab	DPL	Activity to start in 2018, first draw expected in June 2018
			Project Home EN	Activity to start in 2018, first draw expected in June 2018
			Project HOME RL	Activity to start in 2018, first draw expected in June 2018
16	2018	Owner Occupied Development	CWD Lease- Purchase RL	At-Risk letter sent to the agency for inactive use of funds
17	2018	Homebuyer Assistance	MO Homeownership RL	Activity to start in 2018, first draw expected in Oct 2018 (must close out 2017 activity first)
18	2018	Housing Resources	Fair Housing/IL Home Modification	Activity to start in 2018, first draw expected in June 2018
19	2018	Small Business (Micro-Enterprise) Devlp	WWBIC Business Loans EN	Activity to start in 2018, first draw expected in June 2018
			MBCC Smarter Black Businesses/LCC Small Business Initiative	Activity to start in 2018, first draw expected in June 2018
20	2018	Neighborhood Centers/Gardens	Centers/Gardens	Activity to start in 2018, first draw expected in June 2018
21	2018	Neighborhood Revitalizaiton Plans	Neighborhood Planning	Activity to start in 2018, first draw expected in June 2018
22	2018	Overall Program Administration	Direct Admin/Support Services	Activity to start in 2018, first draw expected in June 2018