



Dane County 2015-1019 Consolidated Plan

2015 First Year Action Plan

Promoting



Decent Housing



Suitable Living Environments



Economic Development

November, 2015

Acknowledgements

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Executive Summary

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

1. Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2015 through December 31, 2019.

The primary objective of the Community Development Block Grant Program as stated in Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities. This is achieved by:

- Providing decent housing,
- Providing a suitable living environment, and
- Expanding economic opportunities.

Each activity funded by CDBG must meet one of three national objectives:

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; and
- Meet a particularly urgent community development need.

No less than 70% of funds are to be spent on activities that benefit low and moderate- income persons. Spending on public service activities is limited to 15% of the program year's allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective:

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

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

Dane County expects to receive approximately \$1.4 million annually from HUD through the CDBG and HOME programs over the next five years. These funds, along with any program income earned and prior year resources, will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

The following table provides a summary of the goals of the CDBG and HOME programs over the next five years:

Table 1: Goals Summary Information

Goal	Priority Need Addressed	Funding	Goal Outcome Indicator
Increase access to affordable quality housing	Housing Availability/ Affordability	CDBG: \$1,375,334 HOME: \$2,125,244	Rental units constructed: 15 Rental units rehabilitated: 12 Homeowner houses added: 12 Homeowner houses rehabilitated: 160 Financial assistance to households: 60
Expand economic opportunities for LMI persons	Economic Opportunity	CDBG: \$918,267	Jobs created/retained: 80 Businesses assisted: 60
Assure access to public services for LMI persons	Public Services Accessibility	CDBG: \$731,200	LMI persons assisted: 1,200
Improve public facilities/develop infrastructure	Public Facilities and Improvements	CDBG: \$1,066,289	LMI persons assisted: 6,000 Facades treated/ buildings rehabilitated: 10
Strong Program Planning and Administration	Planning and Administration	CDBG: \$1,010,334 HOME: \$195,635	
Urgent Need Response to Natural Disasters	Disaster Assistance	CDBG: \$252,584	

3. Evaluation of past performance

Dane County strives to continually improve the performance of its operations and those of its funded subrecipient agencies. A detailed summary of the County’s evaluation of past performance may be

found in the Consolidated Annual Performance and Evaluation Report (CAPER) available on the County web site at: <http://dane-econdev.org/>.

The Town of Madison adopted the Neighborhood Revitalization Strategy Area (NRSA) Plan developed by Planning and Design Institute, Inc. on August 27, 2001. The NRSA study area addressed the census tracts of 1401 and 1502. The components of the Action Plan included the categories of economic development, housing, infrastructure improvements, and social programs.

Much progress has been made in the NRSA since 2001 including upgraded facilities at Southdale Park, creating a neighborhood community police officer position in the Southdale Neighborhood, storm water infrastructure improvements, and attracting ITT Technical College to the Novation Technology Campus. In 2011, Badger Rock Middle School opened it's doors as project-based school focused on urban agriculture and sustainability. The school also functions as a community center, and has partnered with the Center for Resilient Cities, Sustain Dane, and Growing Power to create a flagship environmental program that places cultural relevance, sustainable agriculture and environmental impact at the forefront of the curriculum. The school is considered a national demonstration site for energy efficient building practices and features roof top gardens, a greenhouse, teen center, learning laboratories, café, and gathering spaces.

4. Summary of citizen participation process and consultation process

Citizen participation and consultation in the development of Dane County's 2015-2019 Consolidated Plan included the following:

1. A community survey conducted in August 2013 and sent out to 1,477 randomly selected Dane County residents who lived outside of Madison and who currently had an open FoodShare Wisconsin status.
2. A non-targeted/ broad community survey conducted jointly by the City of Madison and Dane County in November 2013 to both City and County residents. 446 total comments were received.
3. An online survey sent in August 2013 to all 56 participating municipalities in the Dane County Urban County Consortium. The survey was re-sent in July 2014, and a total of 16 surveys were received (29% response rate).
4. Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources.

5. Public hearings for members of the Dane County Consortium regarding priorities for the 2015-2019 Consolidated Plan were held on September 26, 2013 and October 24, 2013 at locations accessible for persons with disabilities.
6. A draft version of the 2015-2019 Consolidated Plan was posted on the County web site at <http://dane-econdev.org/> for the 30 day public comment period. Information on these documents and links to them were sent to the 56 participating municipalities and to currently funded sub-recipients. Following the comment period a public hearing was held to provide information to attendees regarding housing and community development needs, the amount of entitlement funding the County expects to receive, the range of activities that may be undertaken, proposed projects and activities, and provide an opportunity for review and comment on the 2015-2019 Consolidated Plan. Notices for the public hearing and comment period were published in a non-legal section of the *Wisconsin State Journal*. A press release of this information was also sent to all area media, including weekly newspapers serving local municipalities and targeted populations – such as the readers of *Latino Comunidad*.

5. Summary of public comments

The County completed outreach to local nonprofits, stakeholder organizations, neighborhood groups and residents, community funders, housing providers, community leaders and residents who access public services. A wide array of comments were provided at these meetings and through the community survey. This input provided the foundation for the development of the priorities, goals and objectives of the Plan.

Comments were also received during the 30-day public comment period and at the CDBG Commission public hearings. The comments provided were in support of the priorities and goals of the Consolidated Plan, particularly the goals to support affordable housing and the homeless.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. However, the County established a process of evaluating public input to ensure an outcome of a focused set of priorities and goals that would address the most urgent needs and not duplicate efforts. Through this review process, some input garnered prior to the public hearings were considered and ruled out in favor of priorities, goals and objectives presented in the this Plan.

7. Summary

The 2015-2019 Dane County Consolidated Plan reflects the coordinated efforts of County staff, a wide network of community stakeholders, County residents, Community Development Block Grant Commission members and the Dane County Board of Supervisors. Through priorities outlined in this Plan, the impact of any federal funds received by the County will be maximized through a focused approach to addressing community needs and delivering services to low and moderate income residents. The goals and objectives of the Plan will improve the overall quality of life in Dane County

over the next five years by providing decent housing, suitable living environments, and expanding economic opportunities.

Expected Resources

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

Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2015 through December 31, 2019.

Dane County presents the First Year Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2015 through December 31, 2019.

The primary objective of the Community Development Block Grant Program as stated in Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities. This is achieved by:

- Providing decent housing,
- Providing a suitable living environment, and
- Expanding economic opportunities.

Each activity funded by CDBG must meet one of three national objectives:

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; and
- Meet a particularly urgent community development need.

No less than 70% of funds are to be spent on activities that benefit low and moderate- income persons. Spending on public service activities is limited to 15% of the program year allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective (for a description of each National Objective, please see the discussion section below):

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,010,334	30,000	302,338	1,312,672	4,041,336	The expected amount available remainder of Con Plan is based off of Dane County's 2014 CDBG allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount available remainder of Con Plan, but will be reallocated (when available) to fill funding gaps on a year-to-year basis.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	391,269		364,534	755,803	1,565,076	The expected amount available remainder of Con Plan is based off of Dane County's 2014 HOME allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount available remainder of Con Plan, but will be reallocated (when available) to fill funding gaps on a year-to-year basis.

Table 1 - Expected Resources – Priority Table

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

Federal funds will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

Matching fund requirements, along with the needed documentation, are specified in the subrecipient agreements. Matching funds include non-federal cash sources, infrastructure, appraised land/real property, and site preparation, construction materials, and donated labor.

The Commercial Revitalization Revolving Loan Fund (CRLF) and Economic Development Revolving Loan Fund (ED-RLF) projects must leverage at least \$1 of non-federal funds for every \$1 of RLF funds. Based on the risk involved, leverage rates required by the CDBG Commission may be higher on working capital and improvements to real property. Non-federal funds include: personal funds advanced by the Borrower; loan funds contributed by a bank, credit union, or savings and loan; private foundation funds; angel investor funds; and other non-federal sources. Federal funds are defined as those originating from a federal source, such as the U.S. Department of Agriculture - Rural Development, U.S. Small Business Administration, and the Wisconsin Housing and Development Authority (WHEDA).

CDBG funds will be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

It is anticipated that a portion of Dane County's 2015 CDBG fund allocation will be used for rehab improvements to two properties owned by Dane County; a Dane County Homeless Day Shelter located in the Town of Madison, and a food pantry serving the Verona School District located in the City of Verona.

Discussion

Area Benefit Activities (LMA)

Activities that benefit all residents of a particular area, where at least 51 percent of the residents are LMI persons. HUD uses a special run of the Census tract block group data to identify these areas. HUD permits an exception to the LMI benefit area for certain entitlement communities. Dane County is allowed to qualify activities based on the "exception criteria" or "upper quartile". Currently, activities that benefit areas where at least 42.8% of the residents are LMI qualify as an area benefit. Communities may also undertake surveys in areas using HUD approved survey instruments and methodology to determine the percentage of LMI in a service area.

Limited Clientele Activities (LMC)

Under this category 51% of the beneficiaries of the activity have to be LMI persons. Activities must meet one of the following tests:

- Benefit a clientele that is generally presumed to be LMI. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or
- Require documentation on family size or income in order to show that at least 51% of the clientele are LMI; or
- Have income eligibility requirements limiting the activity to LMI persons only; or
- Be of such a nature and in such a location that it can be concluded that clients are primarily LMI.

Housing Activities (LMH)

These are activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households. Structures with one unit must be occupied by a LMI household. If the structure contains two units, at least one unit must be LMI occupied. Structures with three or more units must have at least 51% occupied by LMI households.

Job Creation or Retention Activities (LMJ)

These are activities designed to create or retain permanent jobs, at least 51% of which (computed on a full-time equivalent basis) will be made available to or held by LMI persons.

The HOME Program was created by the National Affordable Housing Act of 1990. The intent of the program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. HOME funds may be used for:

- Homeowner Rehabilitation- to assist existing owner-occupants with the repair, rehabilitation, or reconstruction of their homes.
- Homebuyer Activities- to finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental Housing- affordable rental housing may be acquired and/or rehabilitated, or constructed.
- Tenant-Based Rental Assistance- financial assistance for rent, security deposits, and, under certain conditions, utility deposits may be provided to tenants.

There is a 25 percent matching obligation for HOME funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to affordable quality housing	2015	2019	Affordable Housing	Dane County Urban County Consortium	Housing Availability/ Affordability	CDBG: \$365,000 HOME: \$716,676	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 44 Household Housing Unit Direct Financial Assistance to Homebuyers: 22 Households Assisted
2	Expand economic opportunities for LMI persons	2015	2019	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$110,000	Jobs created/retained: 16 Jobs Businesses assisted: 8 Businesses Assisted
3	Assure access to public services for LMI persons	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 423 Persons Assisted Homelessness Prevention: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve public facilities/develop infrastructure	2015	2019	Non-Housing Community Development	TOWN OF MADISON, WI Dane County Urban County Consortium	Public Facilities and Improvements	CDBG: \$460,089	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4150 Persons Assisted Facade treatment/business building rehabilitation: 3 Business
5	Strong Program Planning and Administration	2015	2019	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$202,067 HOME: \$39,127	
6	Urgent Need Response to Natural Disasters	2015	2019	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Disaster Assistance	CDBG: \$50,517	

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase access to affordable quality housing
	Goal Description	Annual Goal will be met through projects including housing rehab, home ownership, and new housing construction carried out by Project Home, Independent Living, Habitat for Humanity, Movin' Out, Operation Fresh Start, and a yet to be determined CHDO. **The funding amount allocated to meet this goal includes Project Home's <i>Major Home Repair</i> project, Habitat for Humanity's <i>Homebuilding Program</i> project, and Operation Fresh Start's <i>Affordable Homeownership in Sun Prairie</i> project, which are projects from the 2015 CDBG/HOME RFP process but are being funded out of 2014 HOME funds.**
2	Goal Name	Expand economic opportunities for LMI persons
	Goal Description	Annual Goal will be met through the rehab of a vacant building in the Village of Black Earth and by WWBIC who will provide technical assistance to microenterprise business owners.
3	Goal Name	Assure access to public services for LMI persons
	Goal Description	The total amount of CDBG funds obligated for public services activities cannot exceed 15 percent of the annual grant allocation plus 15 percent of program income received during the prior year (24 CFR 570.201(e), 24 CFR 570.207). Annual Goal will be met through services including homeless prevention, case management, assistive equipment, and transportation provided by Community Action Coalition for South Central Wisconsin, Dane County Department of Human Services, Independent Living, North/ Eastside Senior Coalition, and Stoughton United Ministries.
4	Goal Name	Improve public facilities/develop infrastructure
	Goal Description	Annual goal will be met by providing funds to Access Community Health Centers for the purchase and installation of a new HVAC system; to the Verona Area Needs Network for the rehab of a new food pantry building; and to Dane County for the rehab of a homeless shelter in the Town of Madison.
5	Goal Name	Strong Program Planning and Administration
	Goal Description	Annual Goal will be met by the Dane County Office of Economic and Workforce Development and the CDBG Commission through oversight and administration of the CDBG/HOME programs, including fair housing activities and submission of applications for federal programs.

6	Goal Name	Urgent Need Response to Natural Disasters
	Goal Description	Funds to be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

Projects

AP-35 Projects – 91.220(d)

Introduction

The HUD Outcome Performance Measurement System offers three possible objectives for each activity. As noted in the [CPD Performance Measurement Guidebook](#), these are based on the broad statutory purposes of the programs and include:

- Creating Suitable Living Environments – relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low-and-moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or health services.
- Providing Decent Housing – This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.
- Creating Economic Opportunities – applies to activities related to economic development, commercial revitalization, or job creation.

The system outcome is closely aligned with the objective and helps to further refine the expected result of the objective that is sought. HUD narrowed this to three outcomes including:

- Availability/Accessibility – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.
- Affordability – applies to activities that provide affordability in a variety of ways to low-and-moderate income people. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- Sustainability – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low-and-moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The allocation of funds for the following projects are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis and through input contributed by stakeholders and citizens who participated in the development of the Consolidated Plan. The objectives and outcomes for each proposed activity in 2015 may be found in section AP-38 Project Summary.

Projects

#	Project Name
1	Housing Rehabilitation
2	Home Ownership
3	Rental Housing
4	Public Facilities
5	Economic Development
6	Public Services
7	Urgent Needs
8	Administration

Table 3 – Project Information

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

Development of the 2015 Action Plan included a public hearing held March 27, 2014 by the CDBG Commission at the Town of Middleton Town Hall. This public hearing included a review of eligible CDBG and HOME activities, potential funds, a review of the needs identified to date, a review of activities identified in the Consolidated Plan, and potential priorities for 2015. Opportunity was provided for identification of emerging housing and other community development needs and opportunities, as well as, for input regarding proposed priorities for 2014. A list of potential projects was shared, discussed, and action was then taken on identifying the requests for proposals (RFPs) that would be issued for potential funding in 2015. Applications for 2015 CDBG and HOME funds were solicited beginning April 8, 2014 and due May 23, 2014. The Application Review Team, a subcommittee of the CDBG Commission, met July 12, 2014 and July 29, 2014 to hear presentations by the applicants for housing and public assistance dollars and to make initial recommendations to the full CDBG Commission. The CDBG Commission made its preliminary recommendations at its July 24, 2014 meeting and its final recommendations following a public hearing on the Plan August 28, 2014. These recommendations were incorporated into 2014 RES-336 and 2014 RES-337, which were reviewed and approved by the Executive Committee (10/16/14), Personnel and Finance Committee (10/29/14), and the County Board (11/06/14). All meetings were publicly noticed.

The primary obstacle to addressing underserved needs is lack of funds, as there was \$2,699,049 in requests for funding in 2015 and \$2,068,476 in expected funds available. The most qualified and eligible applicants were awarded funding based on their financial need for public funding and ability to address the high priority needs of the County determined in the Needs Assessment and Housing Market Analysis sections of the Consolidated Plan and of those needs identified by stakeholders and citizens who participated in the development of the Plan.

All funding is contingent upon Federal action on these programs. The CDBG Commission recommends that if there are not sufficient funds available for the programs recommended for CDBG or HOME funding, that:

- Decreases will be made to comply with the federal caps on administration, Community Housing Development Organization (CHDO), and public services funds.
- Public services funds will receive an equal percentage reduction across the board.
- Funds available for reallocation, such as dollars unexpended from prior year contracts, will be used to offset the cuts;
- Unallocated CDBG funds will be used first, where appropriate, to offset cuts;
- Unallocated HOME funds will be used second, where appropriate, to offset cuts;
- In the event of cuts to the HOME funds, the funds earmarked for yet-to-be identified rental construction/rental rehab activities will be used to offset cuts to other HOME eligible projects, such as major home rehab and mortgage reduction.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	Dane County Urban County Consortium
	Goals Supported	Increase access to affordable quality housing
	Needs Addressed	Housing Availability/ Affordability
	Funding	CDBG: \$155,000 HOME: \$165,000
	Description	<p>1) Project Home, Inc.- Major Home Repair: To provide an affordable means for low and moderate income homeowners to obtain necessary home rehabilitation that qualifies as major. This means the Housing Quality Standards inspection demonstrates the rehab needs would be between \$5,000 and \$24,999 (including job specific administration costs). Funds are provided to the customer as a non-interest bearing deferred loan. 2) Independent Living, Inc.- Minor Home Repair Assistance. \$45,000 in 2015 CDBG funds provides home repairs related to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly and disabled individuals. Based on the results of the Housing Quality Standards Inspection, staff prioritize work, identifying all code failed items, as well as, accessibility issues and make determinations for improvements based ultimately on homeowner safety and well being. 3) Project Home, Inc.- Minor Home Repair Program. \$110,000 in 2015 CDBG funds will assist low and moderate income homeowners with housing code related repairs to their homes. Assisted units must have a documented need for home repairs qualified by an HQS inspection. Eligible homes must need between \$100 and \$5,000 of repair work. \$110,000 in 2015 CDBG funds.</p>
	Target Date	6/30/2015

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Project Home, Inc.- Major Home Repair: It is estimated that 6-8 households will be served. Participants will be homeowners whose homes are assessed at or below the HUD purchase price/value limit and whose household income is equal to or less than 80% of the Dane County median income.</p> <p>Independent Living, Inc.- Minor Home Repair Assistance: Funding will be used exclusively for low-income seniors and adults with physical and mobility disabilities, who do not have the personal financial resources for safety assessments and/or the purchase and installation of assistive equipment. 18 households assisted.</p> <p>Project Home, Inc.- Minor Home Repair Program: The income levels of the households to be served must be equal to or less than 80% of the HUD County median income and homes must be assessed at or below the HUD purchase price/value limit. 20 households served.</p>														
<p>Location Description</p>	<p>Dane County Urban County Consortium.</p>														
<p>Planned Activities</p>	<p>Major Home Repair and Rehabilitation Loan Program (14A); Home Modification (14A), Minor Home Repair Grant Program (14A).</p>														
<p>2</p>	<table border="1"> <tr> <td data-bbox="217 915 516 970"> <p>Project Name</p> </td> <td data-bbox="516 915 1446 970"> <p>Home Ownership</p> </td> </tr> <tr> <td data-bbox="217 970 516 1024"> <p>Target Area</p> </td> <td data-bbox="516 970 1446 1024"> <p>Dane County Urban County Consortium</p> </td> </tr> <tr> <td data-bbox="217 1024 516 1079"> <p>Goals Supported</p> </td> <td data-bbox="516 1024 1446 1079"> <p>Increase access to affordable quality housing</p> </td> </tr> <tr> <td data-bbox="217 1079 516 1134"> <p>Needs Addressed</p> </td> <td data-bbox="516 1079 1446 1134"> <p>Housing Availability/ Affordability</p> </td> </tr> <tr> <td data-bbox="217 1134 516 1228"> <p>Funding</p> </td> <td data-bbox="516 1134 1446 1228"> <p>CDBG: \$210,000 HOME: \$358,000</p> </td> </tr> <tr> <td data-bbox="217 1228 516 1818"> <p>Description</p> </td> <td data-bbox="516 1228 1446 1818"> <p>1) Habitat for Humanity- Homebuilding Program: Funds will be used to offset the cost of acquiring land to build simple, decent affordable homes. This will allow Habitat to continue to provide mortgages to low income households. Without the help of County CDBG/HOME funds, Habitat would not be able to provide home ownership to households at 30-60% county median income. 2) Movin' Out- Mortgage Reduction: The project will support 12 households in becoming first time home-buyers by making interest free, deferred, down payment assistance loans, thereby reducing a monthly first mortgage payment to one that is affordable. Half of these households will have at least one member with a permanent disability. 3) Operation Fresh Start, Inc.- Affordable Home-ownership in Sun Prairie: The project will support the construction of two affordable, owner-occupied units in Sun Prairie. Funds will be used to support the construction costs of the units.</p> </td> </tr> <tr> <td data-bbox="217 1818 516 1879"> <p>Target Date</p> </td> <td data-bbox="516 1818 1446 1879"> <p>9/30/2015</p> </td> </tr> </table>	<p>Project Name</p>	<p>Home Ownership</p>	<p>Target Area</p>	<p>Dane County Urban County Consortium</p>	<p>Goals Supported</p>	<p>Increase access to affordable quality housing</p>	<p>Needs Addressed</p>	<p>Housing Availability/ Affordability</p>	<p>Funding</p>	<p>CDBG: \$210,000 HOME: \$358,000</p>	<p>Description</p>	<p>1) Habitat for Humanity- Homebuilding Program: Funds will be used to offset the cost of acquiring land to build simple, decent affordable homes. This will allow Habitat to continue to provide mortgages to low income households. Without the help of County CDBG/HOME funds, Habitat would not be able to provide home ownership to households at 30-60% county median income. 2) Movin' Out- Mortgage Reduction: The project will support 12 households in becoming first time home-buyers by making interest free, deferred, down payment assistance loans, thereby reducing a monthly first mortgage payment to one that is affordable. Half of these households will have at least one member with a permanent disability. 3) Operation Fresh Start, Inc.- Affordable Home-ownership in Sun Prairie: The project will support the construction of two affordable, owner-occupied units in Sun Prairie. Funds will be used to support the construction costs of the units.</p>	<p>Target Date</p>	<p>9/30/2015</p>
<p>Project Name</p>	<p>Home Ownership</p>														
<p>Target Area</p>	<p>Dane County Urban County Consortium</p>														
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<p>Needs Addressed</p>	<p>Housing Availability/ Affordability</p>														
<p>Funding</p>	<p>CDBG: \$210,000 HOME: \$358,000</p>														
<p>Description</p>	<p>1) Habitat for Humanity- Homebuilding Program: Funds will be used to offset the cost of acquiring land to build simple, decent affordable homes. This will allow Habitat to continue to provide mortgages to low income households. Without the help of County CDBG/HOME funds, Habitat would not be able to provide home ownership to households at 30-60% county median income. 2) Movin' Out- Mortgage Reduction: The project will support 12 households in becoming first time home-buyers by making interest free, deferred, down payment assistance loans, thereby reducing a monthly first mortgage payment to one that is affordable. Half of these households will have at least one member with a permanent disability. 3) Operation Fresh Start, Inc.- Affordable Home-ownership in Sun Prairie: The project will support the construction of two affordable, owner-occupied units in Sun Prairie. Funds will be used to support the construction costs of the units.</p>														
<p>Target Date</p>	<p>9/30/2015</p>														

	Estimate the number and type of families that will benefit from the proposed activities	<p>Habitat for Humanity- Homebuilding Program: 10 families whose income must be between 30-60% of the Dane County median income level.</p> <p>Movin' Out- Mortgage Reduction: Half (6) of the families to be served must have at least one family member (child or adult) with a disability.</p> <p>Operation Fresh Start, Inc.- Affordable Homeownership in Sun Prairie: Two (2) low-to-moderate income level families.</p>
	Location Description	<p>Habitat for Humanity- Homebuilding Program: Dane County Urban County Consortium</p> <p>Movin' Out- Mortgage Reduction: Dane County Urban County Consortium</p> <p>Operation Fresh Start, Inc.- Affordable Homeownership in Sun Prairie: City of Sun Prairie, WI</p>
	Planned Activities	Mortgage Reduction Assistance (13); Construction of Housing (12).
3	Project Name	Rental Housing
	Target Area	Dane County Urban County Consortium
	Goals Supported	Increase access to affordable quality housing
	Needs Addressed	Housing Availability/ Affordability
	Funding	HOME: \$193,676
	Description	\$193,676 in HOME funds will be set aside in 2015 for an open Request for Proposal (RFP) for a Community Housing Development Organization. The specific activity to be completed by the CHDO is yet to be determined, and may be used as a rental housing project or a Home Ownership project.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	If the CHDO project is for new rental construction, an estimated 4 affordable units to low and moderate income level families will be constructed in the development. If the project is for rental rehab, funding will rehab an estimated 30 rental units occupied by low and moderate income families.
	Location Description	Dane County Urban County Consortium
Planned Activities	Rental Construction or Rental Rehab.	
4	Project Name	Public Facilities
	Target Area	TOWN OF MADISON, WI Dane County Urban County Consortium
	Goals Supported	Improve public facilities/develop infrastructure
	Needs Addressed	Public Facilities and Improvements

	Funding	CDBG: \$460,089
	Description	1) Access Community Health Centers- New HVAC System for Dental Clinic: Funds will be used for the purchase and installation of a new HVAC system to replace an aging and deficient HVAC system at the Access- Sun Prairie Clinic. The project meets a National Objective by serving patients, the majority of whom are LMI. Access has previously leveraged \$2 million in debt financing, and CDBG funding is requested to enable Access to utilize it's operating funds for patient services. 2) Verona Area Needs Network (VANN)- Verona Move the Food: VANN has a food pantry serving low-income households residents in the Verona Area School District. The funds will be used to do a rehab project(construction). 3) Dane County- Homeless Day Shelter: Funds will be used to rehab a building to support homeless persons residing in Dane County.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Access Community Health Centers- <i>New HVAC System for Dental Clinic</i> : 3,300 low-to-moderate income residents of Dane County. Verona Area Needs Network (VANN)- <i>Verona Move the Food</i> : An estimated 700 persons living in the Verona Area School District will be served by the food pantry. Dane County- <i>Homeless Day Shelter</i> : The shelter will be used by an estimated 150 homeless persons or persons at imminent risk of becoming homeless.
	Location Description	Access Community Health Centers- <i>New HVAC System for Dental Clinic</i> : Verona Area Needs Network (VANN)- <i>Verona Move the Food</i> :
	Planned Activities	Equipment and Installation; Facility Rehabilitation.
5	Project Name	Economic Development
	Target Area	Dane County Urban County Consortium
	Goals Supported	Expand economic opportunities for LMI persons
	Needs Addressed	Economic Opportunity
	Funding	CDBG: \$110,000

	Description	1) Village of Black Earth- Downtown Economic Revitalization: The Village of Black Earth will use CDBG funds to rehab a vacant building to house new commercial business space. 2) Wisconsin Women's Business Initiative Corporation (WWBIC)- Business Owner: Micro-enterprise development. Funds will be used to support one-on-one individualized counseling and technical assistance to support micro-business owners. (These will not include businesses already supported by WWBIC through the Dane County Loan Fund.) The overall economic impact of CDBG funding in 2015 will be 12 FTE jobs created, 4 new businesses started, and 4 existing businesses assisted.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Village of Black Earth- <i>Downtown Economic Revitalization</i> : 4 full-time jobs will be created from the rehab of the Premier Co-op building. Wisconsin Women's Business Initiative Corporation (WWBIC)- <i>Business Owner</i> : Funds will support business education and one-on-one individualized counseling and technical assistance for microbusiness business owners. The overall economic impact in 2015 will be four (4) new businesses started and four (4) existing businesses assisted. The business will create twelve (12) full-time equivalent (FTE) jobs, 51% of which will be held by or made available to low and moderate income persons. The targeted populations of those served include women, minorities, and low-to-moderate income individuals.
	Location Description	Village of Black Earth- <i>Downtown Economic Revitalization</i> : Village of Black Earth, WI Wisconsin Women's Business Initiative Corporation (WWBIC)- <i>Business Owner</i> : Dane County Urban County Consortium
	Planned Activities	Facility rehabilitation (14E); technical assistance for microenterprise business owners (18C).
6	Project Name	Public Services
	Target Area	Dane County Urban County Consortium
	Goals Supported	Assure access to public services for LMI persons
	Needs Addressed	Public Services Accessibility
	Funding	CDBG: \$125,000

<p>Description</p>	<p>1) Community Action Coalition- Homeless Prevention: The requested funding will be used to support homeless prevention services throughout Dane County (outside the City of Madison). Services include housing consultation, long-term housing case management, and information and referral. 2) Dane County Department of Human Services- Joining Forces for Families: JFF provides prevention and early intervention social services to low-income families across Dane County with the intent of keeping families stable in their neighborhoods and out of costly formal systems. This request is to fund two JFF positions, one serving Stoughton, Cambridge, Deerfield and surrounding townships and the other serving the Belleville, McFarland, Monona, Oregon, and surrounding townships. 3) Independent Living, Inc.- Assistive Equipment: 28 homes of frail elderly, low-income and disabled adults in Dane County, outside the City of Madison, will be evaluated for home safety and provided with durable medical equipment. Expected outcomes will be fall prevention to be evidenced by reduction in fall related health problems and injuries, allowing these individuals the option to remain independent and free of injury in their own homes. 4) North/Eastside Senior Coalition- LASSO: This funding will provide African American and Latino senior adults, who live outside the City of Madison, with opportunities to access information and support on issues concerning their health on a monthly basis along with making connections with their peers to help reduce feelings of isolation and become more integrated into the larger community. 5) Stoughton United Ministries- Stoughton Affordable Transportation: This transportation service provides round trip transportation for eligible low and moderate income individuals and families residing within the Stoughton Area School District's Dane County boundaries who need rides between Stoughton and Madison. The service uses volunteer drivers who use their personal vehicles.</p>
<p>Target Date</p>	<p>12/31/2015</p>

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Community Action Coalition- <i>Homeless Prevention</i>: This project will serve 25 families who are homeless or at risk of being homeless; <u>25 households served</u>.</p> <p>Dane County Department of Human Services- <i>Joining Forces for Families</i>: Low-to-moderate income level families residing in Stoughton, Cambridge, Deerfield, Belleville, McFarland, Monona, Oregon, and surrounding townships; <u>350 persons assisted</u>.</p> <p>Independent Living, Inc.- <i>Assistive Equipment</i>: The project expects to benefit 28 families, and funds must be used exclusively for low-to-moderate income seniors and adults with physical and mobility disabilities, who do not have the financial resources for safety assessments and/or the purchase and installation of assistive equipment; <u>28 persons assisted</u>.</p> <p>North/Eastside Senior Coalition- <i>LASSO</i>: Low-to-moderate income African American and Latino senior adults, aged 62 or older, who live alone or who live with families and are considered in the low to moderately low income range. The LASSO program specifically targets persons who live in rural areas of Dane County; <u>20 persons assisted</u>.</p> <p>Stoughton United Ministries- <i>Stoughton Affordable Transportation</i>: An estimated 25 low and moderate income level persons residing within the Stoughton Area School District's Dane County boundaries will benefit from the proposed project; <u>25 persons assisted</u>.</p>
<p>Location Description</p>	<p>Community Action Coalition- <i>Homeless Prevention</i>: Dane County Urban County Consortium.</p> <p>Dane County Department of Human Services- <i>Joining Forces for Families</i>: Families residing in Stoughton, Cambridge, Deerfield, Belleville, McFarland, Monona, Oregon, and surrounding townships.</p> <p>Independent Living, Inc.- <i>Assistive Equipment</i>: Dane County Urban County Consortium.</p> <p>North/Eastside Senior Coalition- <i>LASSO</i>: Dane County Urban County Consortium.</p> <p>Stoughton United Ministries- <i>Stoughton Affordable Transportation</i>: Dane County portion of the Stoughton Area School District.</p>

	Planned Activities	<p>Community Action Coalition- <i>Homeless Prevention</i>: Homelessness Prevention (05)</p> <p>Dane County Department of Human Services- <i>Joining Forces for Families</i>: Case Management (05)</p> <p>Independent Living, Inc.- <i>Assistive Equipment</i>: Assistive Equipment (05)</p> <p>North/Eastside Senior Coalition- <i>LASSO</i>: Transportation (05E)</p> <p>Stoughton United Ministries- <i>Stoughton Affordable Transportation</i>: Transportation (05E)</p>
7	Project Name	Urgent Needs
	Target Area	Dane County Urban County Consortium
	Goals Supported	Urgent Need Response to Natural Disasters
	Needs Addressed	Disaster Assistance
	Funding	CDBG: \$50,517
	Description	Set aside dollars to be used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Administration
	Target Area	Dane County Urban County Consortium
	Goals Supported	Strong Program Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$202,067 HOME: \$39,127
	Description	Provide program administration and support services; fair housing services.
	Target Date	12/31/2015

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Administration, planning, and fair housing services.

AP-50 Geographic Distribution – 91.220(f)

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

Allocations for CDBG and HOME funds are typically based geographically only in that an application is received from a participating municipality for a project primarily benefitting low-and-moderate income households that meets the priorities of the this Consolidated Plan and is recommended by the CDBG Commission.

The Town of Madison contains a Neighborhood Revitalization Strategy Area (NRSA), which includes census tracts 1401 and 1502. According to 2011 ACS data, 43.39% of households in census tract 1502 pay >30% on housing costs and 15.21% of residents are unemployed, and 60.87% of households in census tract 1401 pay >30% on housing costs and 13.25% of residents are unemployed. Dane County expects to use a portion of 2015 CDBG allocation to construct a homeless day shelter to help address homeless needs in this high priority area.

Geographic Distribution

Target Area	Percentage of Funds
TOWN OF MADISON, WI	12
Dane County Urban County Consortium	88

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are two census tracts in Dane County outside of Madison with 51% or greater LMI populations, in addition to several census tracts along Madison’s south side that lie in both the City of Madison and Dane County Urban County Consortium. Two of these census tracts (1401 and 1502) comprise the NRSA and contain high poverty rates- 34.16% and 23.25%, respectively, compared to a 6.06% rate for the Dane County Urban County Consortium.

Households whose income is below 50% AMI are those households most at-risk of housing cost burdens. 2006-2010 ACS data shows a high variability in the distributions of household incomes for residents of Dane County communities, however, lower income households (below 50% AMI) are generally more concentrated in cities near Madison. The municipality with the highest concentration of low-income households is the Town of Madison with 51.2% of residents earning below 50% AMI.

Discussion

Based on 2006-2010 ACS data, the Town of Madison contains the highest percentage of multi-family units (5+) of all municipalities in Dane County with 53.6%, while 27.0% of the Town's housing units are 1-

unit detached and 19.5% are 1-4 attached units. The homeownership rate for the Town of Madison is the lowest of all Dane County municipalities at 44%. Of the owner-occupied units in the Town of Madison only 43.0% are 1-unit detached (lowest rate in Dane County), while the remaining owner-occupied units are attached or other (mobile home, RV, etc.) units. Significant neighborhood disparities exist in this region of the County and the intention of CDBG/HOME funds allocated to this area will be to mitigate income segregation by creating mixed-use, mixed income housing neighborhoods with access to essential services.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The most common housing problem for Dane County residents is housing affordability. According to 2007-2011 CHAS data, 9,501 low-to-moderate income (LMI) households (both renter and owner) reported a housing cost burden greater than 50% of their income, and 15,028 LMI households reported a housing cost burden greater than 30% of their income. Dane County is also experiencing an extremely low rental vacancy rate that has remained under 3% for much of 2012-present, making it difficult for households to obtain rental units. In addition to housing cost burden, many owners struggle to make necessary major home repairs. While Dane County property sales prices have increased in recent years, the 2013 median price of \$212,00 was still below highest value of \$218,000 reached in 2007 (statistics provided by The South Central Wisconsin MLS). This leaves many owners without the equity necessary to obtain a loan for major home repairs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	44
Special-Needs	24
Total	68

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	44
Acquisition of Existing Units	22
Total	68

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing continues to be a priority for Dane County. In 2015, Dane County anticipates using \$726,143 in HOME funds and \$365,000 in CDBG funds to increase the supply and availability to affordable housing units for low and moderate income families, the elderly, and persons with disabilities. This goal will be met through a variety of activities including major and minor home repair projects, mortgage reduction programs, and an activity to be completed by a yet to be determined CHDO.

Of the 22 households supported through acquisition of existing units, it is expected that 10 will come

from Habitat for Humanity who's funds will be used for offsetting the costs of land acquisition and 12 from Movin' Out who's funds will be used to provide direct financial assistance to first-time homebuyers.

AP-60 Public Housing – 91.220(h)

Introduction

There are three public housing authorities in Dane County including the Dane County Housing Authority (DCHA), the DeForest Housing Authority, and the Stoughton Housing Authority.

The DCHA was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families in Dane County (outside the City of Madison). The oversight and governance of the DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive.

The DCHA owns 102 units of housing throughout Dane County. 86 of those units are funded by the Department of Housing and Urban Development through its Low Rent Public Housing Program and the Rural Development and HUD Section 515 Program fund 16 elderly units. The DCHA administers the Section 8 Housing Choice Voucher Program and provides financial assistance to over 1,100 low-income households throughout Dane County (outside the City of Madison). Since 1996 Dane County Housing Authority has contracted the management and maintenance of their units to a management company. Currently Wisconsin Management is managing the units.

According to Rob Dicke, Director of the Dane County Housing Authority, federal funding for the Section 8 Housing Voucher Choice rental assistance will be about \$7 million dollars (housing assistance payments and administrative fees) and funding for the public housing program is expected to be about \$181,000 (operating subsidy and capital improvements).

The DeForest Housing Authority operates 36 units of public housing including 32 one-bedroom units for Seniors and persons with disabilities and 4 two-bedroom duplexes for families. According to Randi Busse with the DeForest Housing Authority, they expect to receive \$29,000 in capital funds and \$20,000 in operating subsidy.

The City of Stoughton owns 92 units of public housing for seniors. The properties are managed by Brouihahn Management & Consulting, Inc.

Funds used to provide public housing and housing vouchers for the 3,490 federally assisted housing units in Dane County outside the City of Madison derive from:

Program/ Units:

Section 42: Low Income Tax Credit Housing/ **1,718**

Section 8: PBRA/ **16**

Section 8: Housing Choice Voucher/ **1,211**

Low Rent Public Housing Program (DCHA - 86, DeForest - 36, Stoughton - 92)/ **214**

Total Dane County, Excluding City of Madison/ **3,159**

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

The Dane County Housing Authority (DCHA) continues to serve this population by giving preference to families that have a rent burden (paying 50% or more of gross income for rent and utilities), displaced (according to HUD definition), and those living in substandard housing (according to HUD definition). Families that are homeless qualify for preference under the category of those living in substandard housing. At least 40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income.

The DCHA has been seeing a steady decrease in voucher utilization due to historically low vacancies in their service area. They indicated that many HCV holders are being non-renewed by private landlords forcing low-income renters to search for new housing, often spending 120-150 days looking. The long shopping times have further depressed the DCHA utilization numbers. The DCHA is addressing this by purchasing multifamily properties and making them available to families earning less than 60% of CMI and giving preference to HCV holders. The DCHA is currently in negotiations for acquiring properties in Sun Prairie and the Town of Burke. The units would be market-rate affordable housing units with tenants selected on the DCHAs preference-based selection system.

The DCHA plans to eliminate public housing in 2015 by converting 44 units to project-based rental assistance under RAD (Rental Assistance Demonstration) and the remaining 42 units under the Voluntary Conversion to Housing Choice Vouchers. The Board of Commissioners has approved the conversion applications and 2 meetings were held with the Resident Advisory Board. This will provide DCHA with more flexibility while have no negative impact on consumers.

Additionally, the DCHA will seek funding to create new affordable housing from Dane County and through a LIHTC application to the state.

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

One of the Objectives of the most recent *DCHA Strategic Plan* is "To provide education to tenants and landlords, and to educate DCHA's stakeholders about what the DCHA is and what it does." The primary strategies to meet this objective include:

- Become a more visible and accessible partner in the development of affordable housing
- Increase the BOD's size and mix
- Develop strategic partnerships throughout the County

- Increase DCHA services to the homeless and DCHA residents
- Expand external knowledge of DCHA activities and role in the County
- Increase non-restricted revenues for DCHA

Through the Housing Choice Voucher Program, DCHA administers a Homeownership Program to transition renter households to homeowners. The DCHA relies on the HCV dollars to reduce monthly homeownership expenses and the CDBG and HOME funded down payment and closing cost program to provide enough subsidies to bridge the gap between the cost of housing in Dane County and the homeowner's ability to pay. Currently in Dane County (outside of Madison) there are 11 families participating in this program. The DCHA also encourages residents to participate in the Resident Advisory Board meetings whenever possible.

The DeForest Housing Authority holds monthly meetings with residents in the Senior building to discuss their needs and plans. The building is adjacent to the Senior Center with which the Housing Authority works closely.

Brouihahn Management & Consulting, Inc. works closely with the Senior Center in Stoughton and encourages their residents to be active. Notices of activities, transportation opportunities, etc. are regularly posted. The company keeps an open door policy.

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

None of the public housing authorities in Dane County are deemed as troubled by HUD nor are they performing poorly.

Discussion

The DCHA will promote diversity of public housing residents by attracting a variety of families of various socio-economic backgrounds to each of its public housing developments and encourage mixed-income developments by increasing its TBRA voucher utilization. DCHA will continue to collaborate with a wide array of partners to leverage external resources, diversify their funding base, operate at peak efficiency, and attract and retain experienced staff.

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

Introduction

The *Community Plan to Prevent and End Homelessness in Dane County* was developed by the Homeless Services Consortium in 2006 and updated in 2011. The Plan has three overarching goals:

1. Provide support services for homeless households and households at risk of homelessness to enable them 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, whether by creating new units or making existing units affordable.

The full plan is available on the City of Madison CDBG web site at:

http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf.

In 2015, Dane County as part of the Continuum of Care, will continue the objectives outlined in *A Community Plan to Prevent and End Homelessness in Dane County*. Actions to address the needs of individuals and families with children who are at imminent risk of becoming homeless include:

- Increasing the availability of effective case management services
- Increasing financial resources to households so that they are able to afford the cost of housing
- Providing education to help households better manage their resources
- Build on efforts to improve relationships between those who need housing (tenants) and those who have housing (landlords)
- Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

In 2014, the Dane County Board approved the purchase of a property at 1490 Martin Street in the Town of Madison for use as a day shelter and resource center for homeless residents of Dane County. The site proposal must yet undergo permit and approval processes before it can be fully operational, and the project is anticipated to be complete in early 2015.

On August 14, 2014 the Dane County Board of Supervisors approved the purchase of a house at 1738 Roth Street on Madison's north side for the purpose of providing housing and services to men and

women 17 to 25 years of age who are homeless or at risk of becoming homeless. The 10-bedroom house will be leased to Madison Community Cooperative for \$1 per year. MCC will partner with Youth Services of Southern Wisconsin to manage the facility and provide services such as job search support and financial literacy education

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing programs in Dane County that report demographic data on persons served include:

Emergency shelter programs: Domestic Abuse Intervention Services; Porchlight's Men's Drop-In Shelter and Safe Haven; The Road Home Family Shelter; The Salvation Army's Single Women's Shelter, Family Shelter and Motel vouchers, and Family Warming Shelter; Youth Services of Southern Wisconsin volunteer host homes; and YWCA Family Shelter.

Transitional and supportive permanent housing programs: Community Action Coalition Home for Good program; Dane County Parent Council Hope House; Housing Initiatives Shelter Plus Care and scattered sites; Porchlight scattered site housing; The Road Home Housing & Hope; The Road Home / YWCA Second Chance Apartment Projects; Society of St. Vincent de Paul Port and Seton House; The Salvation Army Holly House; Tellurian Transitional Housing, SOS, Permanent Housing programs and Willy Street SRO; Veterans Assistance Foundation Green Avenue; YWCA Third Street program; YWCA/The Salvation Army/The Road Home House-ability and Rapid Re-Housing programs; and YWCA/Domestic Abuse intervention Services Empower Home program.

A list and map of federally assisted housing units in Dane County can be found in section MA-10 of this Plan.

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

Through the use of a variety of publicly and privately funded programs in Dane County, homelessness for many households has been prevented. A number of Homeless Services Consortium agencies provide support services and financial assistance in the form of back rent and short-term rent subsidies for prevention activities. Housing mediation at Small Claims Eviction Court or directly between the landlord and tenant, as well as legal advocacy, help tenants remain in their housing avoiding an eviction and

preventing homelessness for many.

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

The County has adopted a Discharge Coordination Policy for the discharge of persons from publicly funded institutions or systems of care in order to prevent such discharge from immediately resulting in homelessness for such persons, as required by 24 CFR 91.225(c)(10).

Discussion

Preventing homelessness has become an increasingly difficult issue in Dane County due to increasing barriers related to unemployment, low-paying jobs, limited subsidized housing units, and increasing housing costs in the market. In 2015 Dane County expects to award \$30,000 in CDBG funds to the Community Action Coalition for South Central Wisconsin, Inc. (CAC) for homelessness prevention services. CAC administers the local Rentable Program which provides homeless prevention and rapid re-housing assistance for eligible low-income households. CAC focuses its services on participants with incomes at or below 30% of the CMI to ensure that those with the greatest needs receive assistance. While the program serves both individuals and families, priority is placed on serving families with children. Many of the households served are in rural areas and small towns, and face barriers such as lack of reliable transportation and un/underemployment. Many of the communities served have been affected by shrinking manufacturing base, which has led to the loss of many jobs that allowed families to be self-sufficient. Additionally, the vacancy rate outside the city of Madison limits, as of the first quarter in 2014, was below 2%. CDBG funds will be used by the CAC homelessness prevention program in 2015 to help households maintain safe, affordable housing and thereby avoid homelessness and the many problems associated with it.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There is a tremendous variety across communities in Dane County in terms of housing needs, housing supply, housing costs, and affordable housing needs. Among the identified fair housing impediments from the 2011 Analysis of Impediments to Fair Housing report were high housing costs, availability of affordable housing units, housing for seniors (particularly those in outlying areas), increasing owner cost burdens and the increased risk of foreclosure, and restrictive zoning/ land use regulations that may add significant cost to the construction of housing.

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

Dane County will continue to provide public assistance funding to private sector and non-profit organizations that support the goal of increasing the supply and availability of affordable housing units as described in the Strategic Plan.

The final report of the *Analysis of Impediments to Fair Housing Choice in Dane County* provided recommendations for overcoming the effects of impediments to fair housing, and included the following recommendations: Increasing the development of affordable housing; disseminating information to surrounding jurisdictions to increase the awareness of the consequences of codes and ordinances that restrict or prevent the development of affordable housing; monitoring rental vacancy rates and, in conjunction with local developers, assist in developing affordable housing in locations that are situated in close proximity to employment concentrations, goods and services, and public transit, and; have additional efforts to provide education and outreach services to persons who have language and cultural barriers that limit their ability to obtain and maintain stable housing.

The Dane County CDBG Commission will review and update their work plan to address the identified impediments to fair housing choice. This is updated following the end of the calendar year in order for the Commission to evaluate the effectiveness of the actions undertaken during the prior year. Applications for housing, and the resulting units, to be assisted with CDBG and HOME funds will be reviewed to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status.

Dane County Department of Planning and Development will continue to staff a County Board committee called the Task Force for the Prioritized Revision of Chapter 10, Zoning, of the Dane County Code of Ordinances. The task force is systematically reviewing Dane County's Zoning Ordinance, Chapter 10 of the Dane County Code, for possible updates and amendments. The County has opted to go this limited,

incremental route, as opposed to a wholesale, comprehensive rewrite of the entire ordinance. As part of their effort, the task force has established a running 'laundry list' of potential amendments, from which they periodically prioritize near-term amendments on which to work. Two amendments of note on their list include: "Allow for and promote smaller lot sizes, setbacks, road widths, zero (setback) lot lines, and other regulations that decrease housing costs, as defined in the BUILD Traditional Neighborhood Design draft ordinance, where appropriate," and "accommodate assisted, multi-family senior housing." This last item has been proposed by the Dane County Towns Association and would be for assisted, multi-family senior housing in the rural, unincorporated areas of Dane County. Further information on the work of this Committee may be found at: <http://www.countyofdane.com/plandev/Chapter10.aspx>.

The Dane County Housing Authority plans to convert the 86 units of Public Housing it owns. 44 of the units will be converted to project-based rental assistance under Rental Assistance Demonstration (RAD), and the remaining units converted under Voluntary Conversion to Housing Choice Vouchers. The DCHA will continue to promote adequate and affordable housing by giving preference to families that have a rent burden (paying 50% or more of gross income for rent and utilities), displaced (according to HUD definition), and those living in substandard housing (according to HUD definition) which includes homeless. At least 40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income.

Discussion:

In the 2013 program year, CDBG/HOME funds helped construct 8 new owner-occupied affordable single-family housing units, rehabilitate 27 existing owner-occupied housing units as a means to maintain affordable housing, promote homeownership for 14 LMI households by providing down payment and closing cost assistance, and rehabilitate 44 affordable renter-occupied housing units in Dane County outside of Madison.

In 2015, Dane County expects to use CDBG/HOME funds to help construct 2 new owner-occupied affordable single-family housing units, rehabilitate 44 existing owner-occupied housing units as a means to maintain affordable housing, and promote homeownership for 22 LMI households by providing down payment and closing cost assistance to LMI families residing in Dane County outside of Madison.

AP-85 Other Actions – 91.220(k)

Introduction:

Dane County will engage in a variety of activities during the 2015 program year, which are intended to further local housing and community development goals.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the lack of resources. This is a lack of staff resources both at the County and local level to work with communities to analyze needs and potential resources, to package potential projects for consideration, and to implement projects. There is also a lack of financial resources to bring projects to fruition.

Actions planned to foster and maintain affordable housing

Affordable housing continues to be a priority for Dane County. In 2015, Dane County anticipates using \$716,676 in HOME funds and \$365,000 in CDBG funds to increase the supply and availability of affordable housing units for low and moderate income families, the elderly, and persons with disabilities. This goal will be met through a variety of activities including major and minor home repair projects, mortgage reduction programs, and an activity to be completed by a yet to be determined CHDO.

Actions planned to reduce lead-based paint hazards

Dane County works to reduce lead-based paint hazards by making sure housing is lead-safe and by improving the detection and treatment of lead poisoning in children.

Dane County requires, via the agreements with subrecipients, compliance with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification and stabilization of deteriorated paint, identification and control of lead-based paint hazards, and identification and abatement of lead-based paint hazards. The *Protect Your Family From Lead in Your Home* pamphlet developed by the EPA, HUD, and the U.S. Consumer Product Safety Commission is also distributed.

The Wisconsin Department of Health and Family Services maintains an on-line database registry of properties that have been certified as Lead-Free/Lead-Safe. This Wisconsin Asbestos and Lead Database Online, known as WALDO, is of housing (single-family and apartments) and child occupied facilities, such as day care centers, that meet the lead-free or lead-safe property standards established under the State Administrative Code.

Through the City and County Board of Health Environmental Health Division, community education programs are provided. Information about lead is incorporated into the nutritional counseling

conducted at the WIC (Women, Infants, and Children) Clinics held throughout the County. Evaluation of homes of children found to have elevated blood lead levels, as well as, consultation for renovation and remodeling are provided through this program.

Actions planned to reduce the number of poverty-level families

On May 23, 2013, the Dane County Board of Supervisors passed Ordinance Amendment 6 amending Chapter 15 of the Dane County Code of Ordinances and creating the 11-member Dane County Poverty Commission. As noted by County Board Chair, John Hendrick, “Addressing poverty is the most critical issue facing the County. Providing programs and initiatives to end poverty not only helps individuals reach their full potential, but also prompts community renewal and stability.” The first meeting of the Poverty Commission was August 19, 2013, and the Commission will continue to meet monthly in 2015 to address the needs of poverty-level families in Dane County.

Other programs in Dane County that seek to reduce the number of poverty level families include:

- Early Childhood Initiative (ECI)
- Family Unification Program (FUP)
- Head Start
- Welfare to Work

A description of the programs listed above can be found in section SP-70 of the 2015-2019 Consolidated Plan.

Actions planned to develop institutional structure

Dane County, as an urban county, is well positioned to coordinate the work of public, private, and non-profit organizations through which it will carry out the Consolidated Plan and Annual Action Plan.

Dane County, specifically the Office of Economic and Workforce Development is the lead agency responsible for overseeing the development of the plan for the Dane County Urban County Consortium.

The Dane County Urban County Consortium, as of 2014, includes 56 participating municipalities representing slightly over 96% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County will be the major public agencies responsible for administering programs covered by the Consolidated Plan.

Private agencies that help to carry out the Annual Plan are typically selected as subrecipients through a Request-for-Proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market.

The program is overseen by the Community Development Block Grant Commission and the federal Department of Housing and Urban Development (HUD).

Key public agencies with which the program staff will work include:

- Community Development Block Grant Commission
- Dane County Executive's Office, Office of Economic and Workforce Development
- Dane County Department of Human Services
- Dane County Department of Land & Water Resources, Land Acquisition Division
- Dane County Department of Planning and Development
- Dane County Department of Public Works, Highway, and Transportation
- Dane County Emergency Management
- Dane County Housing Authority
- Dane County Office of Equal Opportunity
- U.S. Department of Housing and Urban Development (HUD)
- Wisconsin Department of Administration, Division of Housing
- Wisconsin Housing and Economic Development Authority (WHEDA)

Non-Profit Organizations:

Since their inception, the CDBG and HOME programs in Dane County have dedicated a large portion of their resources to working with non-profit organizations to produce and maintain affordable housing. This nonprofit infrastructure functions as the principal housing and social service delivery system, as well as, helps further the economic development goals. These organizations are typically selected as subrecipients through an annual competitive request-for-proposal (RFP) process. For a list of non-profit organizations Dane County will be working with in 2015, please see the Projects section of the Action Plan.

Private Industry:

The private sector supports and complements the County's community development efforts in a number of ways:

- Specialized Services
- Local Lending Institutions
- Federal Home Loan Bank of Chicago

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

Dane County will continue to participate as a member of the Home Buyers Round Table of Dane County,

Inc., a non-profit member organization whose mission is to promote and educate the Dane County community about home ownership. Members include housing industry representatives that believe home ownership will increase family stability and financial security; stabilize and strengthen communities and neighborhoods; and generate jobs and stimulate economic growth.

Dane County will also continue to participate in the Homeless Services Consortium on both the Funders and Service Providers groups.

The County will continue to organize workgroups as needed to address different projects. One such group was pulled together to identify unmet disaster assistance needs stemming from the storms and flooding of June 5 – July 25, 2008. The group included representatives from the County Departments of Emergency Management; Human Services; Land and Water Resources; and Planning and Development; Public Works, Highway, and Transportation. Representatives worked with local municipalities to identify needs, develop work plans, determine budgets, and identify possible funding resources.

Discussion:

To ensure compliance with housing codes for properties being acquired under the home ownership programs, Dane County procures the services of an independent housing inspector to conduct inspections of the homes prior to purchase using local codes and the Housing Quality Standards (HQS) checklist. Any code violations must be addressed prior to the County approving the purchase of the property. As part of the on-site monitoring conducted by the County, a random sample of houses is inspected.

Residential units for which housing rehabilitation funds are being requested are inspected prior to the work being undertaken and then following completion by either Building Inspectors for the municipality in which the work is being undertaken or by a qualified inspector with Project Home. As part of on-site monitoring conducted by the County, a random sample of houses is inspected.

The HOME requirements at 24 CFR 92.504(d) specify a minimum requirement that rental housing units assisted with HOME funds be inspected on the following basis based upon the number of total units in the project:

The Project Home NOAH project is charged with inspecting their units and providing the information to the County which is monitored by staff.

On site and desk monitoring of rental units will take place every 1-3 years as dictated by the number of units in the project. 2012 marked the first year that Dane County had newly completed rental units.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Dane County periodically receives additional funds in addition to the annual CDBG/HOME federal grant allocation in the form of program income (any proceeds received by Dane County and/or its subrecipients directly generated from the use of CDBG/HOME funds) and recaptured funds from loan payments, payoffs, and unexpended prior year funds. These funds are reallocated to eligible CDBG/HOME activities. CDBG regulations require that, at the end of each program year, grantees must determine whether they have excess program income on hand and return any excess to its line of credit. Excess program income is calculated by:

1. Assessing the aggregate amount of program income held by the grantee and its subrecipients.
2. Subtracting the following from the aggregate amount:
 - Any funds needed for immediate cash needs (i.e., needed within the next 30 days to pay outstanding bills);
 - Revolving loan fund balances;
 - Lump sum draw down balances; and
 - Cash or investments held as security for Section 108 loan guarantees.
3. Any amount remaining after the deductions that is in excess of one-twelfth of the grantee's most recent entitlement grant must be remitted to the grantee's line of credit as soon as practicable after the excess amount is determined.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

- | | |
|--|--------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 30,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |

5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	50,517
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	96.50%

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

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

Dane County will only be using the forms of investment described under 24 CFR Part 92.205(b).

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

Dane County will use the recapture provisions to recoup all or a portion of the assistance provided to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then Dane County will recapture the net proceeds, (if any).

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

Dane County will use the recapture provisions to recoup all or a portion of the assistance provided to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then Dane County will recapture the net proceeds, (if any).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable to 2015 HOME funding.

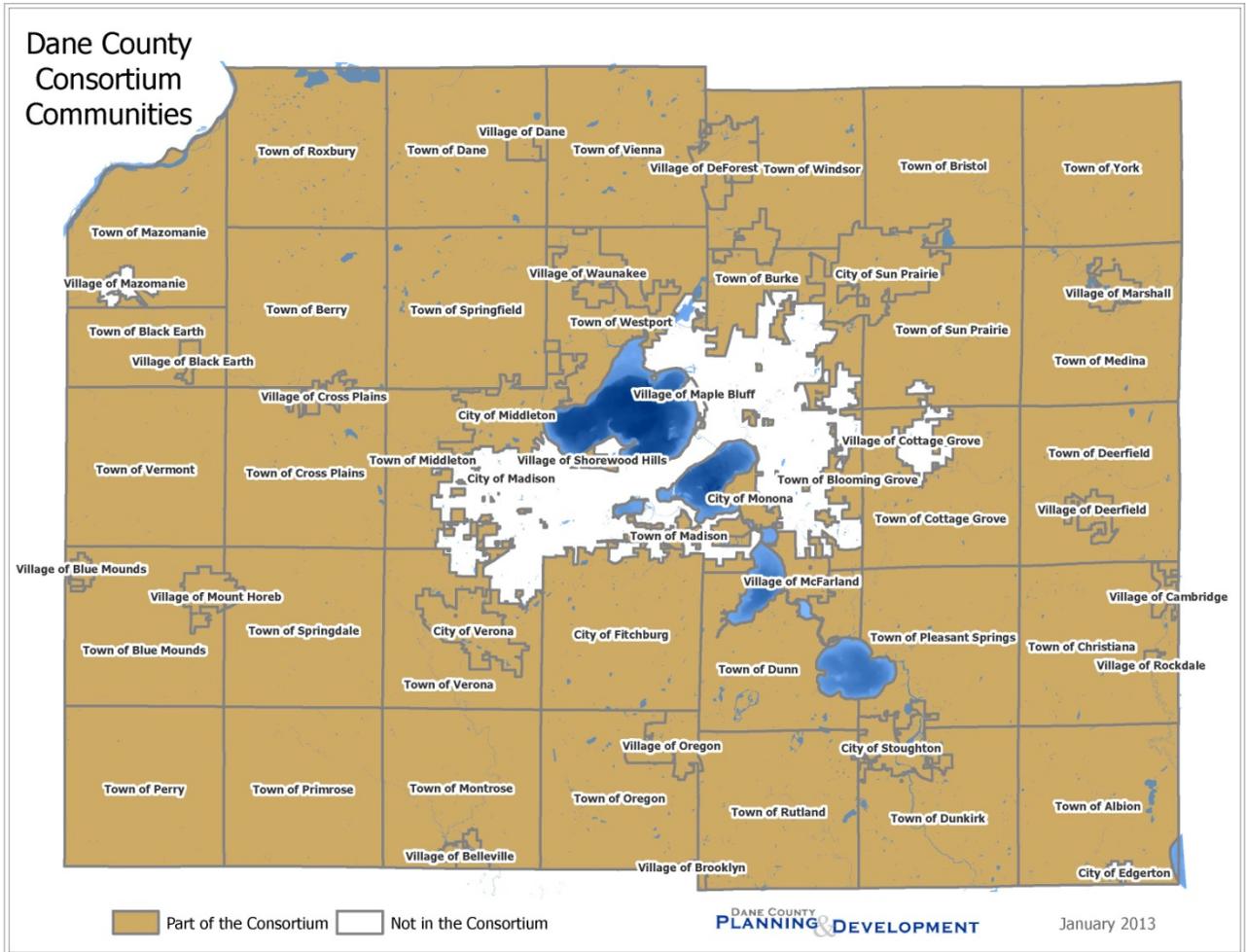
Appendix 1

Dane County Urban County Consortium

There are 56 participating municipalities in the Dane County Urban County Consortium. These municipalities, shown in Map 1, include:

Town of Albion	Town of Medina
Village of Belleville	City of Middleton
Town of Berry	Town of Middleton
Town of Black Earth	City of Monona
Village of Black Earth	Town of Montrose
Town of Blooming Grove	Village of Mount Horeb
Village of Blue Mounds	Town of Oregon
Town of Blue Mounds	Village of Oregon
Town of Bristol	Town of Perry
Village of Brooklyn	Town of Pleasant Springs
Town of Burke	Town of Primrose
Village of Cambridge	Village of Rockdale
Town of Christiana	Town of Roxbury
Town of Cottage Grove	Town of Rutland
Town of Cross Plains	Village of Shorewood Hills
Village of Cross Plains	Town of Springdale
Town of Dane	Town of Springfield
Village of Dane	City of Stoughton
Town of Deerfield	City of Sun Prairie
Village of Deerfield	Town of Sun Prairie
Village of De Forest	Town of Vermont
Town of Dunkirk	City of Verona
Town of Dunn	Town of Verona
City of Fitchburg	Village of Waunakee
Town of Madison	Town of Vienna
Village of Marshall	Town of Westport
Town of Mazomanie	Town of Windsor
Village of McFarland	Town of York

Map: Dane County Urban County Consortium



Appendix 2

Alternate/Local Data Sources

1	<p>Data Source Name Continuum of Care</p> <hr/> <p>List the name of the organization or individual who originated the data set. Sue Wallinger, City of Madison.</p> <hr/> <p>Provide a brief summary of the data set. Sue Wallinger with the City of Madison CDBG Office compiles an annual report with data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system. While efforts are made to produce reports of unduplicated counts, it is still possible that some duplication occurs.</p> <hr/> <p>What was the purpose for developing this data set? The Homeless Services Consortium functions as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.</p> <hr/> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Dane County.</p> <hr/> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2012.</p> <hr/> <p>What is the status of the data set (complete, in progress, or planned)? Complete.</p>
2	<p>Data Source Name 2000 Census</p> <hr/> <p>List the name of the organization or individual who originated the data set. U.S. Census Bureau.</p> <hr/> <p>Provide a brief summary of the data set. Comprehensive nation-wide census data.</p> <hr/> <p>What was the purpose for developing this data set? To be used in section NA-10 to replace missing/ incorrect auto-populated data.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>National.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2000.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>Dane County PHA</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Dane County Housing Authority (DCHA).</p>
	<p>Provide a brief summary of the data set.</p> <p>Most current and accurate data available on the characteristics of the residents and total units owned by the DCHA.</p>
	<p>What was the purpose for developing this data set?</p> <p>Supplement/ update the most current PIC data.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Coverage of all public housing units in the Dane County Urban County Consortium.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Current as of July 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Data is continually updated as changes occur in the DCHA.</p>