



# Sixth Program Year

## 2009 Action Plan - Amended

The CPMP 2009 Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. As of May 2006, the Executive Summary narratives are required.

## Narrative Responses

Updated with additional requirements (**highlighted**/in **BOLD**) as of 5/21/2007

### GENERAL

**GRANTEE: Dane County**

**CON PLAN PERIOD: 1/1/2009 to 12/31/2009**

#### **Executive Summary (92.220(b))**

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

#### **Introduction**

Dane County presents the following Substantial Amendment to the 2009 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, 2009 through December 31, 2009, as well as, for funds available for reallocation.

This Substantial Amendment is required by the County's Citizen Participation Plan.

The Substantial Amendment:

- Allocates \$243,000 in CDBG funding to the Town of Windsor for the rehabilitation and reconstruction of the sanitary sewer system for Morrisonville contingent upon the approval of State CDBG-EAP dollars.
- By mutual agreement with the proposed subrecipient, eliminates funding for the condo conversion project in the Town of Madison NRSA.
- Increases the amount of CHDO funding to Movin' Out to account for the additional CHDO set aside required due to the increase in 2009 HOME funding.
- Increases the amount of funding for Operation Fresh Start from \$45,000 to \$54,000.
- Allocates the NRSA set aside funds to the Town of Madison for improvements in the Southdale Park.
- Provides a 1.66% increase to public service agencies as a result of increased CDBG funding which is consistent with the original 2009 Action Plan.

- Consistent with the original 2009 Action Plan, awards additional funds to economic development activities.
- Consistent with the original 2009 Action Plan, awards additional funds to the Dane County Housing Authority for down payment assistance and to Project Home for the minor home rehabilitation program.

The results of these changes are detailed in Table 1.

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.

Examples of potentially eligible activities include: land/property acquisition, rehabilitation of residential and non-residential property, construction of non-governmental public facilities, infrastructure improvements, public services, and economic development activities.

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.

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.

The American Dream Downpayment Initiative (ADDI) aims to increase the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities. ADDI helps first-time homebuyers with the biggest hurdle to homeownership: down payment and closing costs. The program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for down payment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase.

**Resources**

Dane County expects to receive a total of \$1,757,274 in new Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) entitlement grant funding to carry out its planned activities as outlined in the Sixth Year Program Year Action Plan.

Grant	2009 Allocation	2008 Program Income (est.)	Prior Year Funds Available for Reallocation(est.)	Total
CDBG	\$1,144,163	\$120,500	\$622,498	\$1,887,161
HOME	\$613,111	\$0	\$0	\$613,111
Total	\$1,757,274	\$120,500	\$622,498	\$2,500,272

These new funding allocations will be supplemented with approximately \$120,500 in program income received from loan repayments (\$83,000 in Revolving Loan Fund and \$37,500 in housing loan repayments) and \$422,498 in prior year funds that are available for reallocation. By mutual agreement, a contract with the Alexander Company for \$200,000 in 2008 HOME funds was not executed which made additional HOME funds available for reallocation.

**Citizen Participation and Consultation Process for Substantial Amendment**

The citizen participation and consultation process for the development of the Substantial Amendment to the 2009 Annual Action Plan included:

- Publication of the Notice of Public Hearing for CDBG Emergency Assistance Program Funds in the February 16, 2009 *Wisconsin State Journal*.
- Press release regarding the CDBG-EAP funds and opportunity for public input sent to all local print media on February 16, 2009.
- Public hearing held by the CDBG Commission on February 26, 2009 for citizen input.
- Action by the County Board on RES. 262, 2008-2009, SUB1 to submit an application on behalf of the Morrisonville Hamlet in the Town of Windsor for the rehabilitation of the sanitary sewer system with up to \$243,000 in CDBG funds allocated pending project approval by the State CDBG-EAP. This also was acted upon by the Health and Human Needs Committee and Personnel and Finance Committee. All meeting were posted and open to the public.
- Publication of the draft Substantial Amendment 2009 Annual Action Plan on the County's CDBG web site beginning on June 3, 2009 through July 7, 2009 for a 30-day citizen input comment period.
- Publication of a Notice of Document Availability along with publication of the potential projects under consideration for funding in the June 8, 2009 edition of the *Wisconsin State Journal*.
- Posting of CDBG Commission meeting agendas and minutes on the County web.

The Town of Windsor also held a number of meetings regarding the Morrisonville sanitary sewer system. Information on these may be found at:

<http://www.ci.windsor.wi.us/061908boardminutes.htm> (Item I. 5.)

Town of Windsor Board Minutes from the July 3, 2008 meeting:  
<http://www.ci.windsor.wi.us/070308boardminutes.htm> (Item M.1)

Town of Windsor Board Minutes from July 17, 2008  
<http://www.ci.windsor.wi.us/071708boardminutes.htm>

## Summary of Comments or Views

There were no public comments received.

## Planned Activities for Year 6/ Program Year 2009

A complete listing of proposed activities along with the funding priority, objective, and outcome may be found in Table 1.

2009 will see the continuation of multi-year activities that were initiated in prior years, including:

- Town of Dunn Storm Shelter
- HVAC system for the Stoughton Youth Center
- Revolving loan fund
- Commercial façade improvements
- Housing rehabilitation
- Down payment assistance.

Activities will also include those being proposed in the Substantial Amendment to the 2008 Annual Plan related to CDBG-R funds. This includes the Early Childhood Initiative, Project Home minor home repair, Tellurian rehabilitation of underused space, an RFP for the *Analysis of Impediments to Fair Housing Choice*, and administration.

This Amendment incorporates the following recommendations from the original 2009 Action Plan.

### Decrease in Funding

The CDBG Commission recommended that if there were not sufficient funds available for the housing programs funded through the HOME program, to reduce Habitat for Humanity to \$170,000 and Movin' Out to their 2008 allocation. If this does not cover the needed reduction of funds, then cut from all programs on a percentage basis. If funding needs to be reduced in the CDBG programs, then cut the remaining programs on a percentage basis

### Increase in Funding

In the event additional CDBG funds became available, the CDBG Commission recommended that funding for Operation Fresh Start be increased from \$45,000 to \$54,000, that funds be set aside for economic development which results in jobs creation, and that the allowable 15% of funds be set aside to provide equal percentage increases in funding for the public service agencies; if additional HOME funds become available, then the funding for the Dane County Housing Authority down payment assistance program will be increased.

### Unallocated Funds

\$81,500 in funds were held in reserve. If the funds were not needed to offset any 2009 CDBG Entitlement Grant reductions, they were to be earmarked for the NRSA area. If by mid-2009 no NRSA projects were identified, then these dollars were to be put toward housing rehabilitation programs.

## Objectives and Outcomes

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 objectives and outcomes for each proposed activity in 2009 may be found in Table 1.

**Table 1: Proposed Use of Funds with Objectives and Outcomes**

Activity	Funding Source	Proposed Funding	National Objective	HUD Objective	HUD Outcome	Performance Indicator	2009 Goal
<b>Housing - Priority 1: To enable very low to moderate-income prospective homebuyers to purchase single-family housing units</b>							
Dane County Housing Authority - Down Payment and Closing Cost Program	CDBG HOME	\$164,749 \$155,000	Benefit to low-and-moderate income persons	Decent Housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of households receiving downpayment assistance.</li> <li>✓ Number of those served who are first-time homebuyers.</li> <li>✓ Number of first-time homebuyers receiving housing counseling.</li> </ul>	7 households
Movin' Out – Homeowner Program	HOME	\$180,582	Benefit to low-and-moderate income persons	Decent Housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of households receiving downpayment assistance.</li> <li>✓ Number of those served who are first-time homebuyers.</li> <li>✓ Number of first-time homebuyers receiving housing counseling.</li> </ul>	4 households with 2009 funding 3 households with 2008 funds 1 household pre-2008 funds
<b>Housing - Priority 2: Encourage the development of owner-occupied affordable single-family housing units</b>							
Habitat for Humanity – Homebuilding Program	HOME	\$231,332	Benefit to low-and-moderate income persons	Decent Housing	Availability/Accessibility	<ul style="list-style-type: none"> <li>✓ Number of homebuyer units completed</li> <li>✓ Number of units available for purchase by households below 80% of area median income</li> <li>✓ Number qualified as Energy Star</li> <li>✓ Number of units made accessible</li> </ul>	2 units
Operation Fresh Start - Housing Rehab/ Employment and Training	HOME	\$54,000	Benefit to low-and-moderate income persons	Decent Housing	Availability/Accessibility	<ul style="list-style-type: none"> <li>✓ Number of homebuyer units completed</li> <li>✓ Number of units available for purchase by households below 80% of area median income</li> <li>✓ Number qualified as Energy Star</li> <li>✓ Number of units made accessible</li> </ul>	2 units (prior year funds)
<b>Housing - Priority 5: Encourage the rehabilitation of low-income renter-occupied housing units.</b>							
Movin' Out – Rental Program	HOME (CHDO-09) CHDO – prior years	\$91,967 \$152,654	Benefit to low-and-moderate income persons	Decent Housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of units completed.</li> <li>✓ Number of units brought from substandard to standard condition.</li> <li>✓ Number of units occupied by elderly households.</li> <li>✓ Units qualified as Energy Star</li> </ul>	3 units

Activity	Funding Source	Proposed Funding	National Objective	HUD Objective	HUD Outcome	Performance Indicator	2009 Goal
						<ul style="list-style-type: none"> <li>✓ Units made accessible</li> <li>✓ Units brought into compliance with lead safety rules</li> </ul>	
Project Home – Neighbor-Owned Affordable Housing Program (NOAH)	CDBG	\$129,908	Benefit to low-and-moderate income persons	Decent Housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of units completed.</li> <li>✓ Number of units brought from substandard to standard condition.</li> <li>✓ Number of units occupied by elderly households.</li> <li>✓ Units qualified as Energy Star</li> <li>✓ Units made accessible</li> <li>✓ Units brought into compliance with lead safety rules</li> </ul>	2 units
<b>Housing Rehabilitation – Priority 6: Encourage the rehabilitation of low-income single family, owner-occupied units</b>							
Project Home – Major Rehabilitation Program	CDBG	\$285,285	Benefit to low-and-moderate income persons	Decent Housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of units completed.</li> <li>✓ Number of units brought from substandard to standard condition.</li> <li>✓ Number of units occupied by elderly households.</li> <li>✓ Units qualified as Energy Star</li> <li>✓ Units made accessible</li> <li>✓ Units brought into compliance with lead safety rules</li> </ul>	10 units with 2009 funds; 9-10 units with 2008 funds
Project Home – Minor Home Repair	CDBG	\$137,750	Benefit to low-and-moderate income persons	Decent Housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of units completed.</li> <li>✓ Number of units brought from substandard to standard condition.</li> <li>✓ Number of units occupied by elderly households.</li> <li>✓ Units qualified as Energy Star</li> <li>✓ Units made accessible</li> <li>✓ Units brought into compliance with lead safety rules</li> </ul>	50 units
<b>Homeless Housing and Support - Priority 7: Provide needed services to the homeless including case management, credit counseling, and mobility counseling.</b>							
Community Action Coalition – Homeless Case Management	CDBG	\$34,321	Benefit to low-and-moderate income persons	Decent housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of persons assisted</li> <li>✓ Number receiving emergency financial assistance to prevent homelessness</li> <li>✓ Number receiving legal assistance to prevent homelessness</li> </ul>	51 people
Independent Living – Homeless Prevention/	CDBG	\$30,421	Benefit to low-and-moderate income	Decent housing	Affordability	<ul style="list-style-type: none"> <li>✓ Number of persons assisted</li> <li>✓ Number receiving emergency</li> </ul>	12 people

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Activity	Funding Source	Proposed Funding	National Objective	HUD Objective	HUD Outcome	Performance Indicator	2009 Goal
Emergency Assistance Program			persons			financial assistance to prevent homelessness ✓ Number receiving legal assistance to prevent homelessness	
<b>Economic Development – Priority 4: Provide assistance for small businesses.</b>							
Forward Community Investments	CDBG	\$60,000	Benefit to low-and-moderate income persons	Creating economic opportunities	Availability/Accessibility	✓ TBD based on project undertaken	Will be realized in future year
Wisconsin Women’s Business Initiative – Entrepreneur Training	CDBG	\$75,000	Benefit to low-and-moderate income persons	Creating economic opportunities	Availability/Accessibility	<ul style="list-style-type: none"> <li>✓ Number of new businesses assisted.</li> <li>✓ Number of existing businesses assisted.</li> <li>✓ Of existing businesses assisted, number of businesses expanding.</li> <li>✓ Of existing businesses assisted, number of business relocations.</li> </ul>	4 businesses
<b>Public Service Activities – Priority 9: Provide needed public services to low-and-moderate-income persons.</b>							
Dane County Department of Human Services – Allied Drive ECI	CDBG	\$11,441	Benefit to low-and-moderate income persons	Suitable living environment	Availability/Accessibility	✓ Number of persons with improved access to the service.	___ people
Dane County Department of Human Services – Paratransit	CDBG	\$20,389	Benefit to low-and-moderate income persons	Suitable living environment	Availability/Accessibility	✓ Number of persons with improved access to the service.	280 people
Dane County Housing Authority – Housing Resource Center	CDBG	\$40,042	Benefit to low-and-moderate income persons	Decent Housing	Affordability	✓ Number of persons with improved access to the service.	150 people
Independent Living – OT/ Home Modification	CDBG	\$35,016	Benefit to low-and-moderate income persons	Suitable living environment	Sustainability	✓ Number of persons with improved access to the service.	57 households
<b>Public Facilities Activities – Priority 10: Provide assistance to construct or rehabilitate senior centers and other public facilities.</b>							
Town of Windsor - Morrisonville	CDBG	\$243,000	Urgent Needs	Suitable living environment	Sustainability	✓ Number of households that no longer have access to a substandard service.	___households
<b>Neighborhood Revitalization Strategy Area (NRSA) Activities – Priority 12: Provide assistance to complete infrastructure and other improvements in the approved NRSA area in the Town of Madison.</b>							
Town of Madison	CDBG	\$99,262	Benefit to low-and-	Suitable	Sustainability	✓ Number of households that no	___households

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Activity	Funding Source	Proposed Funding	National Objective	HUD Objective	HUD Outcome	Performance Indicator	2009 Goal
			moderate income persons	living environment		longer have access to a substandard service.	
<b>Planning and Administration</b>							
Dane County Department of Human Services - Administration	CDBG HOME	\$228,846 \$54,877	Not applicable	Not applicable	Not applicable	Not applicable.	
Dane County Department of Administration – Fair Housing Center of Greater Madison	CDBG	\$10,000	Not applicable	Not applicable	Not applicable	Not applicable.	