



DRAFT

DANE COUNTY, WISCONSIN

Department of Planning and Development

**ONE YEAR ANNUAL ACTION PLAN
For 2003 Program Year Funds**

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Prepared by the Dane County Community Development Office,
Department of Planning and Development

Prepared for Approval by the Dane County Board and Executive
for Submission to the
U.S. Department of Housing and Urban Development (HUD)



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2003 DANE COUNTY ANNUAL ACTION PLAN

2003 Use of Funds Related to the 1999-2003 Dane County Consolidated Plan

INTRODUCTION

The following Annual Action Plan is Dane County's plan for expending Program Year 2003 Community Development Block Grant (CDBG) funds. Dane County developed this plan based on agency applications, Consolidated Plan priorities, staff and review team analysis and the County's Community Development Block Grant (CDBG) Commission recommendations. This Annual Action Plan distributes a total of \$1,286,000 in CDBG funds and \$542,000 in HOME funds for 2003.

PLANNING PROCESS

History

In 1998 Dane County was designated an "Urban County" by the U.S. Department of Housing and Urban Development (HUD). This designation allowed Dane County to become eligible to receive annual CDBG allocations. The Urban County in Dane County consists of 48 municipalities outside the City of Madison including five cities, eleven villages, and thirty-two towns. The County developed a Five Year Consolidated Plan for Housing and Community Development, which was approved by HUD in August 1999. This allowed the County to access approximately \$1,200,000 annually for housing and community development activities that primarily benefit persons with low and moderate incomes. Program year 2000 was the first full year that the Dane County CDBG Program was fully functional.

The process to develop this Annual Action Plan included appointing an Application Review Team consisting of Dane County Community Development Office Staff and four members of the CDBG Commission. The Review Team evaluated, ranked and recommended funding levels of each of the applications. These recommendations were then submitted to the full CDBG Commission on August 7, 2002, the entity responsible for recommending to the County Board and County Executive the use of the federal CDBG funds. The recommendations were incorporated into the 2003 Draft Action Plan .

SOURCES OF FUNDS AND TARGET DATE FOR COMPLETION

This Action Plan allocates a total of \$1,286,000 in CDBG money and \$542,000 in HOME funding to support the priority needs identified in the Consolidated Plan. Those needs are identified below:

Priority I - Housing and Homeless

- Increase the number of housing units affordable to renters, particularly for elderly and for persons with disabilities.
- Increase financial assistance available for repair and maintenance of Low to Moderate-Income (LMI) homeowners.
- Increase the financial assistance available for moderate income renters to enable them to purchase homes.
- Provide housing education, training and counseling for purchasing and repairing homes.
- Provide assistance to the homeless or near homeless in the form of emergency and transitional shelter.
- Support up-front planning required to design successful housing programs.
- Fund site improvements related to the development of affordable housing.

Priority II - Economic Development

- Revitalization of downtown and commercial areas to create jobs and increase accessibility to the jobs for LMI persons.
- Provide planning and organizational development assistance to develop and implement revitalization plans for downtown areas.
- Create greater access to capital for small and micro-businesses owned by or employing LMI persons.

Priority III - Community Facilities and Services

- Increase community facilities for elderly and LMI youth and their families.
- Increase access to services, community centers and employment for elderly and LMI youth.

A list of funded activities follows. These projects will be available to start on January 1, 2003 and it is estimated that approximately 85 percent of the activities will be completed by December 31, 2003.

DESCRIPTION BY PRIORITY, GOALS AND STRATEGIES

Dane County describes the use of these community development funds on the basis of the three broad priorities of “housing and homelessness”, “economic development”, and “community facilities and services”. Each priority has goals which will be attained through the strategies described in the Consolidated Plan and the activities specified below.

DESCRIPTION OF “PROJECTS” BY PRIMARY OBJECTIVES

The following sections detail the goals that address the three primary priorities identified in the Consolidated Plan: Housing and Homelessness, Economic Development and Public Facilities and Services and the complementary activities to achieve these goals. Each goal may include one or more "projects" administered by different sponsoring agencies or subrecipients and designed to address specific strategies identified in the County's Five Year Consolidated Plan.

Priority I - Housing and Homelessness

Increase the number of affordable housing units in participating communities.

Fund site improvements related to the development of affordable housing

The Habitat for Humanity project will stimulate the creation of new affordable housing throughout the participating communities in Dane County. Habitat for Humanity will purchase 2 lots to build 2 homes for low to moderate income (30-60% of county median) persons in participating communities. Each home will be designed to fit the site using donated materials, community volunteers, and sweat equity of prospective homeowners.

The Wisconsin Partnership for Housing Development project will provide a loan guarantee in the amount of \$200,000 for site improvements for the Sun Prairie Uplands affordable housing project. The 2003 allocation is the second \$200,000 allocation over a three-year period, which will set-aside CDBG funds to secure a \$600,000 Fannie Mae construction loan for sewer, site preparation, streets and curbs at the Uplands. County funds are committed to Fannie Mae until April 2005; if there is no default by this time, County CDBG funds will be released and can be re-programmed. When completed, the Uplands project will provide a minimum of 72 affordable housing units, both renter and owner.

These activities address Priority I in the County's Five Year Consolidated Plan. The 2003 target goal is to produce 74 units of affordable housing. These units will be affordable to persons at 80% or below of Dane County Median Family Income.

Agency, Title	Habitat for Humanity of Dane County P. O. Box 258128 Madison, WI 53725-8128	HUD Matrix Code: 01
Amount, Source	\$48,000 (CDBG)	
Outcome	Provide assistance to purchase 2 lots for the construction of homeowner affordable housing	
Customer/beneficiary	LMI households in participating communities	
Activity	Acquisition of land for affordable housing development	
Service area	Participating Urban County Municipalities	
Agency, Title	Wisconsin Partnership for Housing Development 121 S. Pinckney St., Suite 200 Madison, WI 53703	HUD Matrix Code 03
Amount, Source	\$200,000 (CDBG)	
Outcome	Guarantee loan for site improvements related to the construction of affordable housing	
Customer/beneficiary	72 LMI households	
Activity	A loan guarantee will be provided for site improvements including sewer, site preparation, streets and curbs at the Uplands Project in Sun Prairie. The loan guarantee totaling \$600,000 over a three year period secures a construction loan from Fannie Mae.	
Service area	Participating Urban County Municipalities	

Agency, Title	Dane County Planning and Development - CDBG Office 210 Martin Luther King, Jr. Blvd. - Room 421 Madison, WI 53703	HUD Matrix Code 12
Amount, Source	\$250,000 (HOME)	
Outcome	Provide assistance to construct owner and renter affordable housing	
Customer/beneficiary	LMI homeowners and renters	
Activity	Construction of owner and rental affordable housing	
Service area	Participating Urban County Municipalities	

Increase financial assistance available for repair and maintenance of LMI homeowners:

These projects will improve existing owner-occupied housing to meet local building, energy, and accessibility codes. They will also address the hazards associated with lead-based paint. They will also help to improve the physical status of existing residences within the participating communities.

- Project Home will utilize the funding to provide housing rehabilitation services in the form of a deferred payment loan to LMI homeowners including roof replacements, structural repairs, carpentry, electrical work, weatherization measures, lead risk assessments, accessibility modifications and technical assistance. Through the Dane County Department of Human Services contract, Project Home also provides minor home repair to households at or below 65% of MFI in Dane County, outside the City of Madison.
- Operation Fresh Start (OFS) will purchase one dilapidated, code-deficient old house and renovate it into an energy efficient home affordable to a family at 50-80 percent of MFI while training fifteen low-income “at-risk” youth during renovation.
- RFDF will remodel a bathroom to make it accessible in a shared living facility for four elderly adults who have developmental disabilities and dementia.

These projects address Priority I in the Five Year Plan and will serve those households with incomes less than 80 percent of median. The 2003 target goal is to provide 17 households with home repair services utilizing CDBG and HOME funding.

Agency, Title	Project Home Home Repair and Rehabilitation 104 North Street Madison, WI 53704	HUD Matrix Code: 14A
Amount, Source	\$67,500 (CDBG) \$50,000 (HOME)	
Outcome	10 homes repaired and brought to code	
Customer/beneficiary	LMI Owner-occupant households	
Activity	Provide a no interest, deferred payment loan to LMI homeowners who receive needed housing repairs and rehabilitation, with a priority on health and safety measures, and accessibility modifications.	
Service area	Participating Urban County Municipalities	

Agency, Title	Operation Fresh Start Housing Rehab 1925 Winnebago Street Madison, WI 53704	HUD Matrix Code: 14A
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Amount, Source	\$ 30,000 (HOME)
Outcome	1 home purchased, rehabbed and resold to income eligible households
Customer/ beneficiary	LMI homebuyers, at-risk youth on work crews
Activity	This grant will be used for the rehab of one single family home. The money will then assist in defraying the cost of the purchase of the house and become a no-interest second mortgage that will be repaid at the time of the sale of the property.
Service area	Participating communities

Agency, Title	RFDF, Inc. 2875 Fish Hatchery Road Madison, WI 53713 608 274-4350	HUD Matrix Code: 14A
Amount, Source	\$ 15,000 (CDBG)	
Outcome	Rehabilitation of housing for low income persons	
Customer/ beneficiary	Elderly persons with disabilities	
Activity	Renovation of bathroom at shared living facility for elderly with disabilities to make it accessible	
Service area	1539 Lincoln Ave., Stoughton	

Agency, Title	Dane County CDBG Office 210 Martin Luther King, Jr. Blvd. - Rm. 421 Madison, WI 53703	HUD Matrix Code 14A
Amount, Source	\$68,500 (HOME)	
Outcome	5 single family homes repaired and brought to code	
Customer/ beneficiary	LMI Owner-occupant households	
Activity	Provide a no interest, deferred payment loan to 5 LMI homeowners who receive needed housing repairs and rehabilitation	
Service area	Participating Urban County Municipalities	

Increase the financial assistance available for moderate income renters to enable them to purchase homes:

These projects will allow moderate-income renters and/or disabled persons, to become homeowners for the first time.

- The Dane County Housing Authority (DCHA) downpayment program will assist LMI potential first-time homebuyers to enter the homeownership market by providing up to \$7,000 as a no-interest, deferred payment loan. This activity is targeted to those households in the 50 to 80 percent of median range.
- Movin' Out will provide up to \$15,000 to homebuyers in the Uplands as a second mortgage below interest rate (5.5%) deferred payment loan. The loan will be paid back upon the sale of the home.
- These activities address Priority I in the Five Year Plan and the 2003 goal is to assist at least 35 households become first-time homebuyers.

Agency, Title	Dane County Housing Authority (DCHA) Dane County Downpayment Assistance Program 201 West Broadway, Suite #1 Monona, WI 53713-3707 (608) 224-3636	HUD Matrix Code: 13
Amount, Source	\$91,970 (CDBG) \$50,000 (HOME)	
Outcome	20 LMI households become first-time homebuyers	
Customer/beneficiary	LMI potential homebuyers	
Activity	Provide up to \$7,000 for downpayment and closing cost assistance in a no-interest deferred loan for LMI first-time homebuyers who have participated in the Housing Resource Center Homeownership Counseling program.	
Service area	Participating Urban County Municipalities	

Agency, Title	Movin' Out Homebuyer Loan Fund 600 Williamson Street, Suite J Madison, WI 53703 (608) 251-4446	HUD Matrix Code: 13
Amount, Source	\$150,000 (HOME)	
Outcome	10 LMI persons become first-time homebuyers	
Customer/beneficiary	LMI potential homebuyers	
Activity	Provide loan funds up to \$15,000 per homebuyer as a below interest-rate second mortgage (5.5%). All payments on the second mortgage are deferred until the home is sold.*	
Service area	Participating Urban County Municipalities	

- Note: This project is on the secondary list for funding and may be funded after program design issues are resolved.

Agency, Title	Dane County Planning and Development - CDBG Office 210 Martin Luther King, Jr. Blvd. - Room 421 Madison, WI 53703	HUD Matrix Code 13
Amount, Source	\$68,500 (HOME)	

Outcome	5 LMI households become first-time homebuyers
Customer/beneficiary	LMI potential homebuyers
Activity	Provide mortgage downpayment and closing cost assistance
Service area	Participating Urban County Municipalities

Provide housing education, training and counseling for purchasing and repairing homes:

The following activity will provide education and training for potential first-time homeowners and those wishing to access rehabilitation programs. The Housing Resource Center (HRC) assists Dane County residents to become homeowners and obtain knowledge of the rehabilitation process. The primary goal of the HRC is to provide families with the information, training and assistance necessary to develop a personal housing plan and enable them to purchase a home or carry out a rehabilitation project.

The 2003 goal is to counsel 300 households on becoming first-time homebuyers or in how to maintain and rehabilitate their homes.

Agency, Title	Dane County Housing Authority (DCHA) Housing Resource Center (HRC) 201 West Broadway, Suite #1 Monona, WI 53713-3707 (608) 224-3636	HUD Matrix Code: 05
Amount, Source	\$ 50,000 (CDBG)	
Outcome	<ul style="list-style-type: none"> • Conduct home buying classes for 250 participants with each participant receiving a certificate of completion • Counsel 30 potential first-time homebuyers on an individual basis • Conduct 2 home repair and rehab education courses in conjunction with Project Home (30 participants) • Provide 10 households with mortgage default counseling 	
Customer/beneficiary	LMI potential homebuyers and LMI owner occupant rehabilitation clients	
Activity	Educate LMI potential homebuyers to better prepare them to enter the homebuying, home repair and remodeling markets. Educate LMI owner occupants in how to rehab and maintain their homes.	
Service area	Participating Urban County Municipalities	

Provide assistance to the homeless or near homeless in the form of emergency and transitional shelter:

This project meets the goals outlined in the Consolidated Plan of improving the availability of transitional or emergency housing in participating communities. These funds will be used for the provision of services to the homeless or near-homeless persons to help them secure and maintain suitable, affordable, stable housing. The project addresses the homelessness service components of Priority 1 in the Five Year Plan and will generally serve households at or below 50 percent of the area median income.

The 2003 goal is to provide services to 45 homeless/near homeless households to secure or retain permanent/stable housing, and 16 households (48 individuals) at risk of eviction will receive financial assistance.

Agency, Title	Community Action Coalition for South Central Wisconsin, Inc. Homeless Case Management Program for Dane County 1717 North Stoughton Road Madison, WI 53704-2605 (608) 246-4730	HUD Matrix Code: 05
Amount, Source	\$ 40,000 (CDBG)	
Outcome	45 Households will obtain or retain housing; 16 households (48 individuals) will receive Eviction Prevention or Security Deposit direct service dollars, transportation or other short-term financial assistance.	
Customer/beneficiary	LMI homeless or near homeless/households	
Activity	Intensive case management services to homeless and near homeless individuals. Includes one-on-one counseling, referral, education, advocacy and financial support to help secure and maintain suitable, affordable stable housing.	

Service area	Participating Urban County Municipalities
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Priority II - Economic Development

Revitalization of downtown and commercial area to create jobs and increase accessibility to the jobs for LMI persons:

This project will provide loans through a loan fund for commercial redevelopment and infill development in participating communities. The Commercial Revitalization Loan Fund has been created to make loans to developers for redevelopment and infill development consistent with local and regional plans. This fund addresses Priority II in the County’s Five Year Consolidated Plan.

The Village of Oregon will use \$25,000 in the form of a grant to fund up to 5 façade improvements in its downtown district. The Village of Waunakee also will use \$25,000 in the form of a grant to fund up to 5 facade improvements in its downtown district.

The 2003 target goal is create 8 new jobs and assist four communities.

Agency, Title	Dane County Planning and Development CDBG Office 210 Martin Luther King Jr. Blvd Room 421, City-County Building Madison, WI 53709	HUD Matrix Code: 14E
Amount, Source	\$ 240,000 (CDBG)	
Outcome	Create 8 new jobs and assist four communities	
Customer/beneficiary	LMI persons by creating or retaining jobs and local municipalities through commercial revitalization.	
Activity	Loan(s) to businesses for fixed asset or working capital financing or developers for commercial revitalization projects in downtown or traditional established commercial districts.	
Service area	Participating Urban County Municipalities	

Agency, Title	Village of Waunakee 500 W. Main St. Waunakee, WI 53597	HUD Matrix Code: 14E
Amount, Source	\$25,000 (CDBG)	
Outcome	5 grants to LMI business owners in the Downtown Business District in the Village of Waunakee for façade improvement.	
Customer/beneficiary	Business owners in the Downtown Business District in the Village of Waunakee.	
Activity	Rehabilitate blighted downtown commercial buildings	
Service area	The Downtown Business District in the Village of Waunakee	

Agency, Title	Village of Oregon 117 Spring St. Oregon, WI 53575	HUD Matrix Code: 14E
Amount, Source	\$25,000 (CDBG)	
Outcome	5 grants to LMI business owners in the Downtown Business District in the Village of Oregon for façade improvement.	
Customer/beneficiary	Business owners in the Downtown Business District in the Village of Oregon.	
Activity	Rehabilitate blighted downtown commercial buildings	
Service area	The Downtown Business District in the Village of Oregon	

Create greater access to capital for small businesses owned by or employing LMI persons:

These projects will assist entrepreneurs and small business owners with business education, training, counseling and start-up grants.

- The Dane County UW Extension will support the development of local food/agricultural production related businesses, through business planning and development, business start-up grants, and one-on-one counseling. 5 participants will develop new businesses in 2003.
- The Wisconsin Women's Business Initiative Corp. (WWBIC) will provide the Start Smart business planning series two times generating 40 graduates and 20 business plans.

Agency, Title	Dane County UW-Extension 1 Fen Oak Court, Room 138 Madison, WI 53718-8812	HUD Matrix Code: 18A
Amount, Source	\$ 50,000 (CDBG)	
Outcome	Assist 5 agriculture related businesses	
Customer/beneficiary	LMI individuals who want to start their own agriculture related business and/or existing LMI agriculture related business owners	
Activity	Provide business start up grants, and individual business counseling.	
Service area	Participating Urban County Municipalities	

Agency, Title	Wisconsin Women's Business Initiative Corporation 2745 Dr. Martin Luther King Jr. Drive Milwaukee, WI 53212	HUD Matrix Code: 18C
Amount, Source	\$ 20,000 (CDBG)	

Outcome	20 new comprehensive business plans.
Customer/beneficiary	LMI individuals who want to start their own business and/or existing LMI business owners
Activity	Conduct two 12-week Start Smart business planning series.
Service area	Participating Urban County Municipalities

Priority III - Community Facilities and Services

Increase community facilities for elderly and LMI youth and their families:

The following activity, Community Center Facilities and Services, will assist Dane County LMI persons, especially seniors and youth, through development and expansion of community centers. The program will be administered by the Department of Human Services and will provide matching grants to Dane County participating municipalities or community organizations for the acquisition, rehabilitation or construction of community and senior centers. The program will place emphasis on community collaboration, outreach to racial and ethnic minorities, development or expansion of intergenerational activities and special transportation arrangements. A separate competitive application process in the fall is administered by Dane County Department of Human Services for distributing these funds. These activities will address Priority III in the County's Five Year Plan.

The program will enable up to 6 centers to develop or improve their facilities in Program Year 2003.

Agency, Title	Dane County Department of Human Services Community Center Facilities and Services 1202 Northport Drive Madison, WI 53704-2092	HUD Matrix Code: 03A
Amount, Source	\$ 100,000 (CDBG)	
Outcome	Assist in developing or enhancing up to 6 senior centers in participating communities.	
Customer/beneficiary	Participating municipalities who receive matching grants to develop or enhance senior centers.	
Activity	This program will provide matching grants to communities who wish to develop or enhance senior centers in their community.	
Service area	Participating Urban County Municipalities	

Increase access to services, community centers and employment for elderly and LMI youth:

The following activity will provide access to youth centers for LMI youth, senior and community centers for seniors, and employment centers for LMI workers. The CDBG Paratransit Program is administered by the Dane County Department of Human Services Specialized Transportation division and provides matching funds for van and shared-ride taxi service and/or provides part or all of the local share cost for the purchase of transit vehicles by municipal or nonprofit and community groups. A

separate competitive application process in the fall is administered by Dane County Department of Human Services for these funds. This activity addresses Priority III in the County's Five Year Plan.

This program will provide up to 5 local jurisdictions/community organizations with matching grants for paratransit services with CDBG funds and 10 programs/organizations with paratransit assistance from the County's General Levy.

Agency, Title	Dane County Department of Human Services Specialized Transportation 1202 Northport Drive Madison, WI 53704-2092	HUD Matrix Code: 05E
Amount, Source	\$ 81,000 (CDBG)	
Outcome	Provide up to 5 grants for specialized transportation services in participating communities.	
Customer/beneficiary	Participating municipalities and community organizations who will receive matching grant money for specialized transportation services and the participants who utilize these services.	
Activity	This program will provide matching grants to participating municipalities and/or community organizations who provide specialized transportation services.	
Service area	Participating Urban County Municipalities	

Administration and Planning

Administration and Planning:

This activity provides staffing and related costs for overall administration of the Community Development Block Grant (CDBG) program. It includes staffing for program development and policy commissions and committees, contract development and monitoring and general program management, accounting, bid, and administrative services as well as any planning activities related to the CDBG program not identified in this Annual Action Plan.

Agency, Title	Dane County Planning and Development Community Development Office 210 Martin Luther King Jr. Blvd Room 421, City-County Building Madison, WI 53709 608 261-9781	HUD Matrix Code: 21A
Amount, Source	\$155,530 (CDBG) \$54,200 (HOME)	
Outcome	Administrative activities related to the CDBG and HOME programs	
Customer/beneficiary	LMI persons, households and businesses in the participating Urban County Municipalities	
Activity	General oversight of the CDBG and HOME programs	
Service area	Participating Urban County Municipalities	

Support up-front planning required to design successful housing programs:

The City of Stoughton wishes to increase the supply of housing in the downtown area and, as a result, will collect and analyze information necessary to design an effective housing program. This may lead to a downtown housing revitalization project in future years.

Agency, Title	City of Stoughton 381 E. Main St. Stoughton, WI 53589	HUD Matrix Code: 20
Amount, Source	\$ 9,500 (CDBG)	
Outcome	Planning activities related to affordable housing and community development	
Customer/beneficiary	Participating Urban County Municipalities	
Activity	Complete downtown housing planning study	
Service area	Participating Urban County Municipalities in the Southeast quadrant of Dane County	

Fair Housing Activities

This activity supports the goals outlined in the Fair Housing Amendment to the Consolidated Plan approved by the Dane County Board of Supervisors in 2001. The Dane County Office of Equal Opportunity (DCOEO) will support a broad range of fair housing activities to reduce any barriers identified in the *Analysis of Impediments to Fair Housing Choice*. DCOEO is responsible for the enforcement of federal equal opportunity laws, state statutes and County ordinances. The Office works closely with Dane County Corporation Counsel to ensure that education, outreach and enforcement of the Dane County Fair Housing Ordinance takes place. The Office of Equal Opportunity will be responsible for the administration of CDBG funds for fair housing. The activities they will fund include a broad spectrum related to the education and outreach of fair housing laws.

Agency, Title	Dane County Office of Equal Opportunity 210 Martin Luther King, Jr. Blvd Suite 421 Madison, WI 53709 (608) 266-4192	HUD Matrix Code: 05J
Amount, Source	\$12,000 (CDBG)	
Outcome	Activities to reduce the impediments identified in the Dane County Analysis of Impediments to Fair Housing Choice.	
Customer/beneficiary	Participating communities; protected classes under the Dane County Fair Housing Ordinance	
Activity	Education, outreach and enforcement of federal and state laws and the local Dane County Fair Housing Ordinance	
Service area	Dane County, outside the City of Madison	

Provide planning and organizational development assistance to develop and implement revitalization plans for downtown areas:

Successful commercial revitalization efforts depend on extensive planning and on local capacity to implement plans. The Dane County Better Urban Infill Development (BUILD) Program assists local governments in preparing plans to redevelop and promote infill development within parts of their communities that may have become obsolete, rundown or environmentally contaminated. Planning consultants assist communities in preparing redevelopment and infill development design and implementation plans. This program addresses Priority II in the County’s Five Year Plan.

The target goal is to assist 3 communities with CDBG funds and 1 community with County General Funds in planning for downtown revitalization.

Agency, Title	Dane County Planning and Development Community Development Office/BUILD Program 210 Martin Luther King, Jr. Blvd Room 421 Madison, WI 53709 (608) 266-4270	HUD Matrix Code: 20
Amount, Source	\$55,500 (CDBG) \$25,000 (County Levy)	
Outcome	Minimum of three participating communities will receive planning assistance funding for downtown revitalization/urban infill plans	
Customer/beneficiary	Municipalities in Dane County	
Activity	Matching grants (25% required from municipality) for plans to address the needs of downtown revitalization and urban infill development	
Service area	Participating Urban County Municipalities	

**RELATIONSHIP OF “PROJECTS”
TO OTHER HUD AND NATIONAL ISSUES**

The following sections of the Action Plan either describe additional complementary activities by other entities or address specific issues required by HUD.

Anti-poverty Strategy

The general goals and strategies of the Dane County Consolidated Plan 1999-2003 promote the accessibility and availability of employment, housing, public facilities and transportation service to lower income households to help them develop greater independence and lead to the reduction of poverty in the County. In addition to the Consolidated Plan, Dane County, primarily through the Department of Human Services, supports the following programs to help to achieve the goal of poverty reduction:

- The Children, Youth and Family Programs supports families and communities by providing a safe and nurturing home and community environments for children;
- The Adult Community Services Program develops, administers and manages programs that assist older adults and people with developmental, physical or sensory disabilities or mental illness to live as independently as possible;
- The Area Agency on Aging acts as an advocate for older people in order to enable them to maintain their full potential, enhance their quality of life and affirm their dignity and value by supporting their choices for living in and giving to our community;
- The Employment and Work Program acts as an umbrella program which assists in planning, operating and evaluating an array of programs which effectively meet the immediate needs of low-income Dane County residents and at the same time foster self-sufficiency;
- Eligibility Determination and Benefits Assistance Program helps families and individuals obtain eligibility and benefits from a range of federal, state and local assistance programs;
- The Transition to Employment program offers assistance to applicants and recipients with job opportunities and training and support needed to enable them to become economically self-sufficient;
- The W-2 Assistance program assists low income residents in moving from welfare to work.

In 1993, the County developed the Joining Forces for Families (JFF) Program in response to population growth and increases in juvenile crime, child maltreatment, children who are homeless, and children living in poverty in the County. The JFF Program encouraged community leaders to join as partners to look for new ways to maintain the health of the community and better meet human needs and develop the Joining Forces for Families (JFF) program. The program has expanded from just three sites in 1993 to twenty-six in 2002, seventeen of which are outside the City of Madison.

JFF marshals the combined talents and resources of the Dane County Human Services Department, law enforcement agencies, school districts, the City of Madison Public Health Department, United Way, and neighborhood groups and residents. In various capacities, these groups are working together to ensure the success of children, youth and families in school, home and community by working toward:

- changing the way community-based services are delivered so they are accessible, integrated, customer-focused and address local needs;
- increasing efforts to intervene earlier and prevent problems before they occur;
- supporting positive changes in families by encouraging families to be pro-active problem solvers; and
- encouraging residents to maintain healthy neighborhoods and communities by building on the strengths and capacities of residents, neighborhoods and communities.

CDBG supports these efforts directly through its funding of community centers. The County also continues to support the economic development efforts in the participating municipalities through the Dane County BUILD Program, which develops plans for revitalization and streetscapes, and the CDBG- funded Commercial Revitalization Loan Fund, which provides loans for revitalization efforts in downtown areas.

Coordination with Public Housing

Dane County works closely with the Dane County Housing Authority (DCHA) to assist in achieving its mission of promoting and ensuring safe, decent and affordable housing for its residents and participants, as well as providing owners and developers with an opportunity to rehabilitate and develop affordable housing. DCHA is not required by HUD to complete a Comprehensive Grants Program (CGP) because it owns less than 250 units, nor is it required to develop a Resident Initiative Plan because all of its housing is considered “scattered site”. DCHA developed its five-year comprehensive plan in 2000, which was certified by the County that it was consistent with the Dane County Consolidated Plan.

Dane County coordinates with and supports DCHA in the following ways:

- The County Executive appoints and the County Board approves the Housing Authority’s Board;
- The County’s Health and Human Needs Standing Committee acts as the policy oversight committee for DCHA and designates a liaison to the DCHA Board.
- DCHA was involved in the development of Dane County’s Consolidated Plan and will continue to be involved in the development of the Annual Action Plans;
- The County and DCHA work closely with DCHA on the development of the Agency’s Annual Plans to ensure that the County’s housing priorities are coordinated;
- CDBG Staff is involved in DCHA’s strategic planning process which will produce a plan for future growth and management of DCHA;
- The County and DCHA meet periodically to ensure that the housing needs of the community are identified properly and being addressed;
- DCHA and the County coordinate on lead-based paint issues that affect the older housing stock in the County, particularly the Section 8 housing stock;
- The County participates in a commission that reviews Section 8 issues in Madison and Dane County; and
- DCHA participates with County purchasing contracts allowing for lower cost acquisition of office equipment, printing, etc.

In addition, the County, with CDBG funding, assisted in the development and implementation of the Dane County Housing Resource Center (HRC) administered by DCHA. The HRC provides housing education, training and counseling for LMI potential homebuyers and education and counseling for those LMI homeowners wishing to access home repair programs. DCHA also administers the Dane County Downpayment Assistance Program, which is entirely funded through the CDBG Program. The County

CDBG Office provided input on the development and implementation of both of these Programs.

OTHER ACTIONS TO ADDRESS COMMUNITY DEVELOPMENT OBJECTIVES

In Program Year 2003, Dane County will undertake the following efforts to address these varied objectives:

Obstacles to Meeting Underserved Needs

The following initiatives will be supported to meet the underserved needs in the County:

- Work with the Madison Area Apartment Association (MAAA) to encourage current private Section 8 owners to remain in the Section 8 program thereby increasing the number of projects remaining in the program;
- Continue to work on lead-based paint issues as they relate to the County's Section 8 and CDBG funded programs;
- Continue to implement a fair housing program to educate and inform residents of their rights under federal, state and local laws;
- Market both the Housing Development and Commercial Revitalization Loan funds to ensure that affordable housing and economic development funds are available in the participating municipalities;
- Coordinate with Dane County Planning Division Staff to ensure that affordable housing and economic development are included in the County's Revised Comprehensive (Smart) Growth Plan;
- Coordinate with the Dane County Housing Council on educating municipalities on compact and multi-family development; and
- Continue to implement the County's BUILD (Better Urban Infill Development) Program, a program which provides planning funding for commercial and housing redevelopment and revitalization programs.

Maintenance of Affordable Housing

Dane County will continue to coordinate with DCHA to ensure that their subsidized housing stock is well-maintained, especially in relation to the lead-based paint issue. The County CDBG Office will also support the activities of the Madison Area Apartment Association and Wisconsin Apartment Association to educate Dane County landlords in screening of tenants and other best practices of rental property management.

Removal of Barriers to Affordable Housing

Homeownership

In 2000, Dane County funded the DCHA Housing Resource Center in order to increase the housing opportunities for LMI potential homebuyers through education, training, counseling and downpayment assistance. The County continued funding both the HRC counseling and downpayment assistance programs in 2001 and 2002, and has proposed continuing funding these programs in 2003. The County also

funded Movin' Out's Homebuyer Loan Fund in Program Year 2001 and 2002. Much of this funding is targeted for first-time homebuyers who are disabled or have a disabled member of the household. In 2003, the County expects the remaining funds to assist first-time homebuyers at the Uplands to purchase homes

In addition, CDBG staff continues to participate in the Home Buyer's Roundtable of Dane County, a collaborative group of housing industry representatives who promote homeownership to LMI households through educational materials, an annual homebuyer's fair and financial management education and counseling programs. Dane County will again be a major partner (with the City of Madison) for the 2003 First-time Homebuyers Fair in April 2003.

Homelessness

Dane County will follow the strategy and priorities for homeless and other special needs activities outlined in the Five Year Consolidated Plan. The Plan outlined the following objective:

Improve the availability of special needs housing for the homeless.

In Program Year 2002, CDBG funded the Community Action Coalition (CAC) of South Central Wisconsin's Homeless Case Management Program in the amount of \$30,000 to provide case management services to the homeless and near homeless with families with income at or 80% of median family income (with emphasis on households at or below 50% of median family income) outside the City of Madison. Continued and increased funding for this program in the amount of \$40,000 is proposed for Program Year 2003.

CDBG Staff will continue to participate in the Dane County Homeless Consortium and work with the Dane County Department of Human Services and the City of Madison to coordinate the best use of these limited funds.

Lead Paint Hazard Reduction

CDBG Staff will work with subrecipients in the rehabilitation and downpayment assistance categories to ensure that the federal lead-based paint regulations are enforced. Two of our subrecipients, Project Home and the Dane County Housing Authority have staff on board that are fully trained in all the lead disciplines. Movin' Out, another subrecipient, contracts for this work.

Development of Institutional Structure

Dane County, through its housing and community development efforts, has instituted the following and will continue to expand these efforts in Program Year 2003:

- Monitor the availability of Federal, State, or other funds for community development and work with community groups, private resources and other funding bodies to develop solid funding applications and support innovative proposals to secure such funds;

- Update interested parties and exchange information through periodic newsletters and participation in existing community groups;
- Participate in the development of the Updated Dane County Comprehensive Plan to ensure that affordable housing and economic development goals are articulated; and
- Continue to study issues associated with community development and affordable housing and seek greater public participation to help the County implement this Plan and provide for its continual improvement.

In 2003 the County plans to:

- Participate in collaborative efforts with private sector groups and agency coalitions such as the Homebuyer's Roundtable of Dane County, the Wisconsin Affordable Housing Preservation Taskforce, the Affordable Housing Coalition and interdepartmental efforts with the Dane County Department of Human Services;
- Work with DCHA, MAAA and WAA to develop programs related to living with and reducing the presence of lead-based paint.

Leveraging Additional Sources of Funding

In September 2001, the County was awarded a \$370,000 EDI grant for the East Badger Road Redevelopment project in the Town of Madison. A Section 108 Loan in the amount of \$1.2 million was awarded in July 2002 for the same project. Construction of the first building at the Novation Technology Campus has already begun and the County will access both the EDI grant and the 108 Loan in 2002 and 2003.

Dane County CDBG Commercial Loans, the EDI grant and the Section 108 loan will leverage Phase I public and private funding totaling \$37,150,000. Specifics of the project are as follows:

Novation Technology Campus – An infill commercial development on 55 acres of a former landfill in the Town of Madison developed by The Alexander Company, an established, respected developer specializing in infill and rehabilitation projects. The first phase will bring 200,000 square feet of biotechnology and high technology businesses and a minimum of 75 jobs. The project received support from the Town of Madison with a \$4.75 million Tax Increment Finance District and a \$400,000 State of Wisconsin brownfield grant.

A New Employment Training Center – Dane County's \$370,000 EDI grant will construct, equip and furnish a 2,700 square foot training center at the Novation Campus. Operated by MATC, the training center will provide both customized technology and industry training to businesses, and Adult Basic Education to residents of the adjacent, low-income Southdale neighborhood. Local residents will receive employment services and referrals to the training center and jobs by the Southdale branch of the Dane County Job Center.

Section 108 Loan – Of the \$1.2 million loan, \$500,000 will create a loan pool for tenant build-out at the Novation Technology Campus to support job creation. \$700,000 will fund public infrastructure in the form of bridge construction and road extension of East Badger Road to make a vacant infill six-acre site

accessible and suitable for commercial development and to create an additional 25 jobs.

The County also leverages a variety of federal, state, and private funding in its housing programs. Over \$20 million in funds will be leveraged in the Sun Prairie Uplands affordable housing project. Funding for this project consisting of 40 rental units and 102 single family owner units, comes from Dane County CDBG, State of Wisconsin HOME, Fannie Mae, First Business Bank, Mutual Savings Bank, the Dane Foundation, and the Cremer Foundation.

Project Home, a subrecipient for single family rehabilitation, leverages over \$3 million in federal, state, local and private sources. Operation Fresh Start, also a subrecipient for housing acquisition and rehabilitation, leverages over \$2 million in federal, state, local and private sources. Community Action Coalition of Southwestern Wisconsin, a subrecipient that provides homeless case management services, leverages over \$3 million in federal, state, local and private sources.

Coordination with Other Service Agencies

The County will:

- Meet at least annually with the United Way of Dane County, the Greater Madison Chamber of Commerce, the Dane County Regional Plan Commission, the Dane County Housing Authority, the Dane County Human Services Department and participating municipalities (as needed) to review community development goals and efforts;
- Participate in the Dane County Coordinating Council, a County Board/City of Madison sponsored collaboration of Dane County Human Services, United Way, City and County CDBG Programs, Madison School District, and other funding sources;
- Participate in the Dane County Homeless Consortium;
- Meet periodically with the City of Madison CDBG Office to coordinate City/County community development efforts;
- Continue to collaborate with United Way, the City of Madison and the Madison Metropolitan School District to develop the biannual report *Community Assessment for Health and Human Services Planning in Dane County*; and
- Continue creation and distribution of the Dane County Community Development Newsletter designed to inform participating municipalities and other interested citizens of County community development activities. The County will also refine the Dane County Community Development web-site with information related to the CDBG and HOME programs as well as other County housing and economic and community development activities.

Fostering of Public Housing Improvements and Resident Initiatives

The Dane County Housing Authority (DCHA) is not required by HUD to complete a Comprehensive Grants Program (CGP) because it owns less than 250 units. It is also

not required to develop a Resident Initiative Plan due to the fact that all of its housing is considered “scattered site”. The County meets periodically with DCHA to discuss and facilitate any public improvements and resident initiatives that DCHA might undertake. The County will provide input on DCHA’s Annual Action Plan and strategic planning process they are currently undertaking.

Geographic Distribution

1. Areas of Minority Concentration

The areas of minority concentration are defined in the County’s Five Year Consolidated Plan (1999-2003) as those areas with 30 percent or greater minority population than the County average of 2.4 percent. The participating communities with the highest percentage of minority populations are the Towns of Madison, Blooming Grove, Deerfield and Medina, the Cities of Fitchburg, Middleton, Stoughton and Sun Prairie and the Village of Shorewood Hills. These communities represent 35 percent of the County’s African American population, 34 percent of Asians, 34 percent of Hispanics and 28 percent of Native Americans. The Village of Shorewood Hills percentages are skewed by a University of Wisconsin graduate student family housing area.

2. Rationale

As stated previously, the rationale was defined in the 1999-2003 Consolidated Plan as those areas with 30 percent or greater minority population than the County average of 2.4 percent. The Dane County participating communities that meet this definition are the Towns of Madison, Blooming Grove, Deerfield and Medina, the Cities of Fitchburg, Middleton, Stoughton and Sun Prairie, and the Village of Shorewood Hills.

Fair Housing and Activities to Remove Impediments

Dane County completed the Analysis of Impediments to Fair Housing in conjunction with the 1999-2003 Consolidated Plan. An amendment to the Dane County Consolidated Plan was approved in 2001 that allows CDBG funding to be used to fund activities that would reduce these impediments. The Dane County Office of Equal Opportunities is the responsible entity for Dane County’s fair housing activities.

In Program Year 2003, the County will support the following activities to reduce these identified impediments:

- Fund programs which seek to help lower income households with down payment assistance and other supportive efforts to move potential home owners into affordable owner-occupied housing;
- Continue funding housing services programs through the Dane County Department of Human Services Adult Community Services Division that target those with developmental disabilities, mental health or AODA issues and the aging population;

- Assist in the refinement of the Dane County Fair Housing Program with the Dane County Board of Realtors, MAAA, the Fair Housing Program of Greater Madison and the Office of Equal Opportunity;
- Allocate CDBG funding to the Dane County Office of Equal Opportunity to assist in carrying out the Dane County Fair Housing Program.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Dane County will continue to work with the Madison/Dane County Homeless Consortium to address emergency shelter and transitional housing needs of homeless individuals and families (including subpopulations); prevent low-income individuals and families with children (especially those with incomes below 30 percent of median) from becoming homeless; help homeless persons make the transition to permanent housing independent living; and address the special needs of persons who are not homeless identified in the 1999-2003 Consolidated Plan. These issues will be addressed with other members of the Homeless Consortium. Consortium agencies and their areas of focus are listed below.

AIDS Resource Center of Wisconsin (ARCW) - The AIDS Resource Center provides leadership in serving persons who are HIV and AIDS infected with medical, social service, and educational efforts. For persons and families who are homeless, ARCW provides assistance in locating emergency housing, short-term financial assistance programs, and referrals to additional health and social services.

Briarpatch, Inc. – This is a community-based organization serving teens and their families in South Central Wisconsin. Briarpatch provides crisis intervention services and counseling for youth, as well as group activities for young women, young men of color, gay, lesbian, bisexual transgender and questioning teens.

Catholic Charities – This agency operates a number of programs that provide the full spectrum of services to individuals and families. Catholic Charities operates three facilities that provide services for homeless individuals who are chemically addicted. North Bay Lodge, Hope Haven and Colvin Manner and REBOS Chris Farley House provides sober housing for single men and women.

City of Madison CDBG Office – Dane County works with the Madison CDBG office and the other Consortium members to address the needs of the homeless.

Community Action for South Central WI – The Food Resource Program supports and distributes food to 32 members of the Dane County Food pantry network, coordinates food drives for and distributes USDA commodities to local food pantries and distributes USDA commodities to local food pantries and meal sites.

Community and Housing Services, Inc. – This agency provides single room occupancy housing for single adults. Eighteen (18) of the units are considered transitional units

and residents take part in the PARTNERSHIP IN Transitional Opportunities (PTO) program, which includes individual case management, group sessions, and social activities. The remaining SRO units are permanent housing available for single men and women.

Additional participating Dane County Offices:

Dane County Housing Authority (DCHA) - DCHA operates a total of 119 units of public housing, scattered over several sites in Dane County. In addition, DCHA also has over 1,000 housing vouchers available for eligible tenants who live in Dane County.

Dane County Human Services (DCHS) – DCHS provides a variety of services to over 30,000 clients in Dane County each year. Two divisions primarily work with homeless clients. The Economic Assistance and Work Services Division helps people meet their basic needs, including shelter, food, and medical care. The division also promotes self-sufficiency through its employment services programs. The Adult Community Services Division funds and provides care and support for people who have a severe and persistent mental illness. A variety of services are provided by County staff and contracted agencies in the areas of case management, community support programs, residential care, vocational services, and transportation.

Dane County Veterans Services Office – The Veterans Services Office helps veterans and their families obtain local, state and federal benefits and complete the applications.

Domestic Abuse Intervention Services – Called DAIS, this agency operates a 25-bed shelter for battered women and their families. Individuals and families receive services, including financial management, household budgeting, finding quality childcare, nutrition, job and housing search skills and other topics related to daily life.

Housing Initiatives (HDFI) - Provides rental subsidies for individuals and families with mental illness and tenant-based rental assistance for permanent housing to homeless mentally ill and disabled persons.

Interfaith Hospitality Network (INH) – Provides shelter for approximately three to four families per night in one of several local churches or synagogues.

Madison Metropolitan School District Transitional Education Program (TEP) - Through this program the District identifies homeless students and develops strategies to educate them.

Middleton Outreach Ministry – provides a range of social services to individuals who live in Middleton or who are interested in relocating to Middleton. Funding comes from local churches.

Port St. Vincent – This is a 22-bed facility that houses single men. Five beds are available on an emergency basis and the remainder are for men, most of whom work and pay rent.

Salvation Army – This agency operates a community recreation center, social service and church center, as well as an emergency shelter for families and for single women.

Seton House – This agency provides housing at two properties: one that serves five women with children and another that serves three single women.

SOAR Case Management Services, Inc. – Provides follow-up and short-term case management services to homeless individuals with mental health, physical health and substance issues.

Tellurian UCAN – Provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy and housing. The SOS (Start on Success) Project provides intensive transitional housing and services to chronically homeless families who have attempted to enter the Dane County shelter system at least three times. The THP (Transitional Housing Program) is a 20-bed Community Based Residential Facility for single men and women who are homeless and have a mental illness, a chemical dependence, or both. Tellurian operates two permanent housing facilities for single adults with serious mental illness and/or chemical dependence who have previously been chronically homeless due to their disabilities. The Willie Street SRO is a 7-unit facility with a resident manager for persons who are homeless and who also have serious mental illness and or chemical dependency.

Tenant Resource Center (TRC) – This is a non-profit organization that provides housing counseling, information about rental rights and responsibilities, and access to conflict resolution.

Transitional Housing, Inc. (THI) – This agency operates six programs that provide emergency housing, job counseling and training, and temporary low-cost transitional housing. The transitional housing program provides housing at 17 locations for families and individuals and provides case management for the residents. The Drop-In shelter offers temporary emergency shelter for single men at three locations: Grace Episcopal Church, St. John's Lutheran Church, and St. Raphael's Cathedral. Hospitality housing is a daytime resource center for homeless and low-income persons offering such services as employment and housing counseling, telephone access, and legal assistance. Safe Haven offers basic services and a psychiatric clinic. S.T.O.P (Sobriety Training Education Program provides housing at a 5-bedroom SRO for men that have become homeless due to addiction. S.T.A.B.L.E. (Skills Training and Barrier Limiting Education Program) provides housing and case management at a 5-bedroom facility primarily for women with mental illness.

United Way of Dane County – Provides funds to 245 programs in 94 agencies, many of whom provide housing and services to the homeless.

WI Department of Administration, Division of Housing and Intergovernmental Relations – Provides housing assistance for low and moderate income persons through the Bureau of Housing. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies.

WI Department of Veterans Affairs – Operates a transitional facility operates a transitional facility with four beds for veterans.

Women in Transition – Operates two housing facilities, one a 12-bed Community Based Residential Facility that serves single women with serious mental illness and the other an eight-unit apartment building for single women with mental illness who function at a higher level than the other facility.

Women's Transit Authority – Uses five agency-owned vans and one car to provide a nightly rape prevention ride for women. During the week, the agency offers rides to men and women to medical appointments and food pantries.

YWCA of Madison – Provides 94 units of SRO housing for single women. Two other housing programs are offered: shelter for families which can accommodate up to 30 individuals and the Third Street Program for women with one small child. Housing counseling services are also offered as well as a workshop to help homeless people become independent and successful as tenants.

MONITORING

Coordination of the Implementation of the Consolidated Plan

The Department of Planning and Development, working with its various policy bodies, including the Community Development Block Grant (CDBG) Commission, will take lead responsibility for implementation of the Plan. The CDBG Commission is responsible for review and evaluation of the policy components of the Plan.

The Department of Planning and Development's Community Development Office will serve as the lead County agency in the recording, monitoring, and evaluating of the County's progress in achieving the Plan goals, and in assessing the use of resources applied to those ends.

Certifications for Consistency

The County will certify applications for other applicable funding for consistency with the Consolidated Plan if the proposal effectively addresses one of the County's goals identified in the Consolidated Plan. These certifications MUST include details on how the applicant coordinated with the municipality and any other community development

groups in the community which are planning or conducting similar activities. These certifications will be kept on file in the Community Development Office.

Contracts and Contract Review

The County utilizes a written development of funding agreement to articulate the expectations associated with the assistance, including a scope of services, a budget, disbursement and payback schedules or provisions, penalties for non-performance, compliance with conflict of interest, financial management, equal opportunity, affirmative action, environmental, lead-based paint, labor practices, and anti-displacement measures.

The County will continue to develop its policies, plans, processes, and programs to preserve, manage, and promote the improvement of affordable housing, the development of a suitable living environment, and the experience of economic opportunities within the participating municipalities in Dane County.

The County worked closely with its funded agencies to develop their evaluation standards and practices and will use customer feedback to further refine these practices. The County will continue to incorporate mapping and better data collection techniques into its reporting systems, especially its environmental review processes.

APPENDIX A

RESOURCES TO ADDRESS 2003 ACTION PLAN

Federal Resources

Community Development Block Grant (CDBG) – As an Urban County, Dane County receives an annual entitlement from HUD of approximately \$1,200,000 to assist low and moderate income persons for a variety of eligible community development and housing activities. The priorities for the use of CDBG funds were originally established by Dane County in the development of the 1999-2003 Consolidated Plan.

HOME Investment Partnerships Program (HOME) – Dane County became a Participating Jurisdiction under the HOME program in 2002 and is currently developing both its 2002 and 2003 programs. 2002 funding was in the amount of \$750,000 and is expected to be approximately \$540,000 in 2003. The purpose of the program is to promote affordable housing for low and moderate income persons through the construction of affordable housing, rehabilitation of existing housing, and tenant-based rental assistance.

Emergency Shelter Grants Program (ESG) - This program provides grants to qualifying nonprofit organizations and units of local government for rehabilitation/conversion activities, essential services to homeless persons, maintenance and operation of shelter facilities, and homeless prevention. Dane County is not an entitlement under this program so this source of funding should be accessed through the State.

Permanent Housing for the Handicapped – Funding is awarded by HUD on a nationwide, competitive basis. The State is the eligible applicant.

Transitional Housing Program – Funding for this program is available on a nationwide, competitive basis through HUD. The Program supports innovative approaches to providing short-term (24 months or less) housing and supportive services to homeless persons who are capable of making the transition to independent living. This program is especially targeted to de-institutionalized homeless individuals, other homeless individuals with mental disabilities, and homeless families with children.

Supplemental Assistance for Facilities to Assist Homeless – This program provides support services for the homeless. Grants for comprehensive assistance are given to especially innovative programs that meet the immediate and long-term needs of the homeless. HUD awards this funding on a nationwide, competitive basis.

Shelter Plus Care – These funds provide rental assistance in combination with supportive services from other federal, state or local sources, to persons who are homeless with disabilities. The assistance is targeted primarily to homeless persons who are severely mentally ill, have chronic substance abuse problems, who have

acquired AIDS or related diseases. The federal funding is awarded on a nationwide, competitive basis.

State Resources

Low-Income Housing Tax Credit Program (LIHTC) – WHEDA, the Wisconsin Housing and Economic Development Authority, administers this program. Through this mechanism, the private sector is encouraged to invest in the development of low income rental housing in return for the receipt of federal tax credits.

WHEDA Home Program – This is a first-time homebuyer program that sells bonds at below-market interest rates in order to provide financing for homebuyers. The loans are originated by private lenders, underwritten by WHEDA, and serviced by both private lenders and WHEDA.

WHEDA Multi-family Housing Programs – The programs assist in the development of affordable rental housing through the issuance of tax-exempt bonds. Long-term fixed rate mortgages can be issued for projects assisting the elderly, low income families, the mentally ill and persons with disabilities.

Department of Veterans Affairs (DVA) Home Mortgage – The Primary Mortgage Home Loans Program offers one-year home mortgages to veterans, their dependents, survivors and unremarried spouses. This program may be used to purchase an existing home, including condominiums, and for construction to purchase land and build a house.

State Rental Energy Funds – This program is funded by federal oil overcharge dollars and is used to fund rental units occupied by low-income households needing energy efficient rehabilitation activities and energy efficient appliances.

WHEDA Home Improvement Loan Funds – This program is designed to provide loans for low to moderate-income households for home repair and energy efficiency.

DVA Home Improvement Loans – Veterans may borrow up to \$25,000 with up to 15 years to repay at a reduced interest rate. The loan can be used to finance alterations, repairs or construction.

Housing Cost Reduction Initiative (HCRI) Program – Funding for this program is generated from state general purpose funds for rental and homebuyer assistance. It is administered by DHIR and distributed by a RFP on a competitive basis. Eligible organizations include non-profits, units of local government, and housing authorities.

Emergency Shelter Grants (ESG) Program – ESG grants are direct block grants to the State, and three entitlement jurisdictions in Wisconsin. Funds allocated to the State are distributed via a RFP process to non-profits or units of local government. DHIR administers the funds through contracts with the grantees. The funds support

homelessness prevention activities, essential services, rehabilitation, and operating costs.

State Shelter Subsidy Grant – The State Shelter Subsidy Grant appropriated from state revenue funds, defrays up to 50% of operating costs of a local shelter program and is administered by DHIR. Funds are distributed to units of local government and non-profits throughout the state on a formula based on a percentage of the total number of shelter nights provided.

Emergency Assistance – Emergency Assistance funds are provided to eligible family groups through County social service departments. Funds are provided to families who are homeless due to fire, flood, or natural disasters, as well as those family groups who meet the state definition of homeless.

Private Resources

The County will continue to work with the various stakeholders, including banks, businesses and foundations to locate additional resources to implement the strategies and priorities listed in the 1999-2003 Consolidated Plan and updated in the 2002 Action Plan.

Leveraging

The County will continue to leverage additional sources of funding in all its projects. As mentioned previously, over \$30 million will be leveraged in the East Badger Road Redevelopment Project. Over \$20 million will be leveraged in the Sun Prairie affordable housing development project, the Uplands. An additional \$ 8 million is leveraged by subrecipients, Project Home, Operation Fresh Start, and Community Action Coalition of Southwestern Wisconsin from federal, state, and private sources.

