



Fifth Program Year

2008 Action Plan

The CPMP 2008 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: 1/1/2008 to 12/31/2008

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 One-Year Action Plan for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and American Dream Downpayment Initiative (ADDI) funds received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2008 through December 31, 2008.

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.

Jurisdiction

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. As Dane County has overspent the public service line in two out of the three prior years, HUD is limiting the expenditures on public service activities in 2008 to 13%.

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 \$1,681,729 in new Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and American Dream Downpayment Initiative (ADDI) entitlement grant funding to carry out its planned activities as outlined in the Fifth Year Program Year Action Plan.

Grant	2008 Allocation	Program Income (est.)	Prior Year Unallocated Funds (est.)	Total
CDBG	\$1,125,511	\$23,000	\$135,720	\$1,284,231
HOME	\$548,775	\$9,000	\$199,550 ¹	\$757,325
ADDI	\$7,443	\$0	\$0	\$7,443
Total	\$1,681,729	\$32,000	\$335,270	\$2,048,999

These new funding allocations will be supplemented with approximately \$32,000 in program income received from loan repayments and \$335,270 in prior year funds that have yet to be allocated.

Planning Process

The *Dane County 2004-2008 Consolidated Plan for Housing and Community Development* formed the basis for the funding priorities for 2008. Applications were solicited from community organizations in the Summer, 2007. Applications were initially reviewed by the County Executive

¹ \$199,550 is to be committed for CHDO activities.

who indicated her priorities for funding. Applications were then reviewed by an Application Review Team, a subcommittee of the CDBG Commission. While a scoring sheet was used to rate each application, it was not used in the final analysis. Oral presentations were made by applicants on either August 4, 2007 or August 11, 2007 at noticed meetings of the Application Review Team. These were held at the Town of Middleton facility in Verona. On September 27, 2007, in the City-County Building, a Public Hearing was held regarding the preliminary funding decisions, before the CDBG Commission made its final recommendations to the County Executive and County Board.

On October 25, 2007, the County Board held a public hearing at the City-County Building on the proposed 2008 Dane County budget, which incorporated the County Executive's and CDBG Commission's funding recommendations for the CDBG, HOME, and ADDI funds. This included the proposed transfer of the programs from the Planning and Development Department to the Human Services Department.

Reductions in the expected allocations necessitated obtaining public input on the potential reallocation of funds. A noticed public hearing was held on March 6, 2008 to provide input on the funding priorities. The CDBG Commission then finalized and sent their recommendations for funding to the County Executive and County Board.

These recommendations were incorporated into Resolution 318, 2007-2008. This was introduced at the April 10, 2008 meeting of the County Board and referred to the Health and Human Needs Committee and the Personnel and Finance Committee. The Health and Human Needs Committee adopted the Sub. 1 to Resolution 318 at their May 6, 2008 meeting with the caveat that the Alexander Company adequately address any concerns regarding this project prior to the execution of any contract. In addition, as cuts to the public services lines were anticipated, the Committee wanted to go on record as requesting that the CDBG Commission not make reductions to paratransit services.

A Notice of Document Availability along with publication of the potential projects under consideration for funding was published in the ____ edition of the *Wisconsin State Journal*. The 2008 Annual Action Plan was made available on the County web site and at the Dane County Department of Human Services Office beginning Friday, May 9, 2008 for the 30-day public comment period.

Planned Activities for Year 5/ Program Year 2008

New initiatives proposed for 2008 include:

Alexander Company – Mistwood Apartment Condominium Conversion – For the renovation and conversion of 16 units in the Southdale Neighborhood, part of the Neighborhood Revitalization Strategy Area, into affordable ownership condominiums with a targeted average sales prices of \$80,000. The condominiums will be priced for those earning less than 60% of the County median income. Converting the apartments to home ownership will provide a stabilizing force in the neighborhood and encourage residents to take an active role in improving their community. This project is contingent upon the Alexander Company adequately addressing any concerns raised by the Health and Human Needs Committee.

Stoughton Youth Center – Toward the restoration of a former warehouse leased by the City of Stoughton for a Youth Center that will allow middle and high school youth access to positive activities that will encourage them to be productive, happy adults. This is an irrevocable lease that was approved by the City Council and signed by the Mayor on October 24, 2006. Once completed, the Youth Center will have three floors that will allow basketball and skateboarding on the top floor, computer labs, offices, stage, and private areas for tutoring and counseling, and video games on the main floor, and a lounge area, pool, foos ball and ping pong on the lower level.

Town of Dunn Storm Shelter – The Town of Dunn is proposing to construct, maintain, and operate a storm shelter in compliance with FEMA 361 guidance on land donated to the Town by the owner of the Bayview Mobile Home Park via a 98-year lease.

A complete listing of proposed activities may be found in Table 1.

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 2008 may be found in Table 1.

Proposed Use of Funds with Objectives and Outcomes

Activity	Funding Source	Proposed Funding	Consolidated Plan Priority	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal
Housing							
Alexander Company – Mistwood Condominiums	HOME	\$200,000	Rehabilitation of low-income single-family owner-occupied units.	Decent Housing	Sustainability	<ul style="list-style-type: none"> ✓ Number of homebuyer units completed ✓ Number of units available for purchase by households below 80% of area median income ✓ Number qualified as Energy Star ✓ Number of units made accessible 	16 16
Dane County Housing Authority - Homebuyer Assistance	CDBG HOME	\$84,102 \$98,898	Mortgage downpayment assistance.	Decent Housing	Affordability	<ul style="list-style-type: none"> ✓ Number of households receiving downpayment assistance. ✓ Number of those served who are first-time homebuyers. ✓ Number of first-time homebuyers receiving housing counseling. 	
Habitat for Humanity – land acquisition	HOME	\$95,000	Develop owner-occupied affordable single-family housing units.	Decent Housing	Availability/ Accessibility	<ul style="list-style-type: none"> ✓ Number of homebuyer units completed ✓ Number of units available for purchase by households below 80% of area median income ✓ Number qualified as Energy Star ✓ Number of units made accessible 	
Independent Living – Elderly Home Modifications	CDBG	\$61,215	Rehabilitation of low-income single-family owner-occupied housing units.	Decent Housing	Availability/ Accessibility	<ul style="list-style-type: none"> ✓ Number of units completed. ✓ Number of units brought from substandard to standard condition. ✓ Number of units occupied by elderly households. ✓ Units qualified as Energy Star ✓ Units made accessible ✓ Units brought into compliance with lead safety rules 	
Movin' Out – Downpayment Assistance	ADDI HOME CDBG	\$7,443 \$100,000 \$10,978	Mortgage downpayment assistance.	Decent Housing	Affordability	<ul style="list-style-type: none"> ✓ Number of households receiving downpayment assistance. ✓ Number of those served who are first-time homebuyers. 	

Jurisdiction

Activity	Funding Source	Proposed Funding	Consolidated Plan Priority	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal
						✓ Number of first-time homebuyers receiving housing counseling.	
Operation Fresh Start	\$45,000	\$45,000	Development of owner-occupied affordable single-family housing units.	Decent Housing	Availability/ Accessibility	<ul style="list-style-type: none"> ✓ Number of homebuyer units completed ✓ Number of units available for purchase by households below 80% of area median income ✓ Number qualified as Energy Star ✓ Number of units made accessible 	
Project Home – Single Family Rehab	CDBG	\$319,285	Rehabilitation of low-income single-family owner-occupied housing units.	Decent Housing	Affordability	<ul style="list-style-type: none"> ✓ Number of units completed. ✓ Number of units brought from substandard to standard condition. ✓ Number of units occupied by elderly households. ✓ Units qualified as Energy Star ✓ Units made accessible ✓ Units brought into compliance with lead safety rules 	
Public Facilities and Improvements							
City of Stoughton – Youth Center	CDBG	\$25,000	Provide assistance to construct or rehabilitate senior centers and other public facilities.	Suitable Living Environment	Sustainability	<ul style="list-style-type: none"> ✓ Number of persons served. ✓ Number of persons served by a facility that is no longer substandard. 	
Town of Dunn – Storm Shelter	CDBG	\$30,000	Provide assistance to construct or rehabilitate senior centers and other public facilities.	Suitable Living Environment	Sustainability	<ul style="list-style-type: none"> ✓ Number of persons served. ✓ Number of persons served by a facility that is no longer substandard. 	
Homeless Housing and Support							
Community Action Coalition – Homeless Case Management and NRSA Homeless Case Management	CDBG CDBG	\$60,000 \$15,000 (NRSA)	Provide needed services to the homeless including case management, credit counseling,	Decent housing	Affordability	<ul style="list-style-type: none"> ✓ Number of persons assisted ✓ Number receiving emergency financial assistance to prevent homelessness ✓ Number receiving legal assistance 	

Jurisdiction

Activity	Funding Source	Proposed Funding	Consolidated Plan Priority	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal
			and mobility counseling.			to prevent homelessness	
Independent Living – Senior Rental Assistance	CDBG	\$53,181	Provide needed services to the homeless including case management, credit counseling, and mobility counseling.	Decent housing	Affordability	<ul style="list-style-type: none"> ✓ Number of persons assisted ✓ Number receiving emergency financial assistance to prevent homelessness ✓ Number receiving legal assistance to prevent homelessness 	
Economic Development							
Dane County Department of Planning and Development – CRLF	CDBG	\$50,000	Provide assistance for commercial revitalization, mainly larger businesses.	Creating economic opportunities	Affordability	<ul style="list-style-type: none"> ✓ Total jobs created. ✓ Number of jobs retained. ✓ Number of jobs with employer sponsored health care benefits. ✓ Number of persons who were unemployed prior to taking the job. ✓ Number of jobs created by job type. 	
Village of Cambridge – Commercial Façade Improvements	CDBG	\$25,000	Provide assistance to rehabilitate downtown commercial facades.	Creating economic opportunities	Sustainability	<ul style="list-style-type: none"> ✓ Number of businesses assisted with commercial façade treatments. 	
Wisconsin Women’s Business Initiative – Entrepreneur Training	CDBG	\$50,000	Provide assistance for small businesses.	Creating economic opportunities		<ul style="list-style-type: none"> ✓ Number of new businesses assisted. ✓ Number of existing businesses assisted. ✓ Of existing businesses assisted, number of businesses expanding. ✓ Of existing businesses assisted, number of business relocations. 	
Public Service Activities							
Dane County Department of Human Services – Allied Drive ECI	CDBG	\$20,000	Provide needed public services to LMI persons.	Suitable living environment	Availability/ Accessibility	<ul style="list-style-type: none"> ✓ Number of persons with improved access to the service. 	
Dane County Department	CDBG	\$66,500	Provide needed	Suitable	Availability/	<ul style="list-style-type: none"> ✓ Number of persons with improved 	

Jurisdiction

Activity	Funding Source	Proposed Funding	Consolidated Plan Priority	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal
of Human Services – JFF Southdale (NRSA)			public services to LMI persons.	living environment	Accessibility	access to the service.	
Dane County Department of Human Services – Paratransit	CDBG	\$35,646	Provide needed public services to LMI persons.	Suitable living environment	Availability/ Accessibility	✓ Number of persons with improved access to the service.	
Planning and Administration							
Dane County Department of Human Services - Administration	CDBG HOME	\$165,102 \$54,877	Not applicable	Not applicable	Not applicable	Not applicable.	
Dane County Department of Planning and Development – BUILD	CDBG	\$60,000	Not applicable	Not applicable	Not applicable	Not applicable.	

Evaluation of Past Performance

Dane County strives to continually improve the performance of its operations and those of its funded subrecipient agencies. A more detailed summary of the County's evaluation of past performance may be found in the 2007 Consolidated Annual Performance and Evaluation Report (CAPER) available on the County web site at: http://www.danecountyhumanservices.org/cdbg_reports.htm .