



2008 Program Year CAPER

The CPMP 2008 Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

GRANTEE: Dane County

CON PLAN PERIOD: 1/1/2008 to 12/31/2008

Executive Summary (92.220(b))

The Executive Summary is required. Provide a brief overview that includes major initiatives and highlights how activities undertaken during this program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.

PY 2008 Action Plan Executive Summary:

The Community Development Block Grant Program (CDBG), Home Opportunities Program (HOME), and American Dream Downpayment Initiative (ADDI) programs in 2008 were housed for the first time in the Fiscal and Management Services Division of the Dane County Department of Human Services. The Unit works through community-based groups on projects to strengthen communities and to expand opportunities for low-and-moderate income households throughout Dane County. The Unit invested in community-based groups that forwarded the priorities identified in the 2004-2008 Consolidated Plan to:

- Create decent, affordable housing
- Create suitable living environments
- Expand economic opportunities.

The CDBG Commission develops the overall policy for the investment of funds. The 13-member Commission is charged, in part, with:

- Recommending to the county board and county executive plans, including amendments thereto, for use of federal housing and urban development funds, including CDBG and HOME funds, that are consistent with federal requirements, effectively address the needs of low and moderate income people, and consider the community and housing development goals of participating communities;
- Fostering participation of citizens and local officials in making decisions on use of funds through the citizen participation plan, public hearings, and other means;
- Recommending to the county board and county executive approval of contracts and contract revisions for funding priority;
- Evaluating performance of contractors performing funded activities. ((County Ordinance 15.40 (6)(a),(b),(c),(f)).

Members have expertise in housing, economic development, and community service.

The resources available to Dane County for 2008 (based on the Integrated Disbursement and Information System report C04PR01) included:

Item	CDBG	HOME	Total
Unexpended Funds At End of Prior Year ¹	0	0	0
2008 Entitlement	1,125,511	556,246	1,681,757
2008 Program Income	42,000	9,000	51,000
2008 Revolving Loan Income	6,796	0	6,796
Returns	243,250	0	243,250
Total Available	\$1,417,557	\$565,246	\$1,982,803

In 2008, \$1,681,757 in CDBG/HOME/ADDI Entitlement Grants were allocated by HUD to Dane County. The CDBG Commission made recommendations to the County Board and County Executive for the allocations of those funds. The breakout of funds allocated, committed, and expended is illustrated below.

Item	CDBG	HOME	Total
2008 Entitlement	\$1,125,511	\$556,246	\$1,681,757
2008 Funds Committed			
2008 Funds Expended			

Highlights of 2008 included:

- 14 households realized their dream of home-ownership
- 28 elderly and handicapped persons were maintained in their own homes thanks to home modifications
- 2 low-and-moderate income households received loans for needed major home repairs, such as roof repairs or replacements, structural and concrete repairs, and plumbing and electrical repairs or upgrades.
- 35 low-and-moderate income households received assistance with minor home repairs enabling them to maintain their homes and prevent more serious problems from developing.
- Work began on the heating, ventilation, and cooling system for the renovation of a former warehouse in Stoughton into a Youth Center.
- ___ jobs were created and retained by small businesses with ___ of the jobs going to persons who were low-to-moderate income.
- ___ start-up microbusinesses were financed.

¹ Unexpended CDBG funds is pulled from the IDIS-C04PR26 report.

Table 1: 2008 Status of Activities with Objectives and Outcomes by Consolidated Plan Priority Area

Activity	Funding Year ² / Source	Funding	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal	2008 Performance
Priority 1: Provide assistance to enable very low to moderate-income prospective homebuyers to purchase single-family housing units.							
Alexander Company – Mistwood Condominiums	HOME	\$200,000	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 	Contract is not yet signed.	Contract is not yet signed.
Dane County Housing Authority - Homebuyer Assistance	CDBG HOME	\$84,102 \$98,898	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. 	10 households	8 households
Ellefson Companies – Homebuyer Assistance	2007/ HOME	\$100,000	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. 		2 households
Movin' Out – Downpayment Assistance	ADDI HOME CDBG	\$7,443 \$100,000 \$10,978	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. 	7 households	4 households
Priority 2: Encourage the development of owner-occupied affordable single-family housing units.							
Habitat for Humanity – land acquisition	CDBG	\$95,000	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 	3 units	3 units
Operation Fresh Start	CDBG	\$45,000	Decent Housing	Availability/ Accessibility	<ul style="list-style-type: none"> ✓ Number of homebuyer units completed 	1 unit	

² Funding year is 2008 unless otherwise specified.

Activity	Funding Year ² / Source	Funding	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal	2008 Performance
					<ul style="list-style-type: none"> ✓ Number of units available for purchase by households below 80% of area median income ✓ Number qualified as Energy Star ✓ Number of units made accessible 		
Priority 4: Provide assistance for small businesses.							
Wisconsin Women's Business Initiative – Entrepreneur Training	CDBG	\$50,000	Creating economic opportunities	Availability/ Accessibility	<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. 	10 businesses	
Priority 6: Encourage the rehabilitation of low-income single-family owner-occupied housing units.							
Independent Living – Elderly Home Modifications	CDBG	\$61,215	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 	110 households	28 households to date. Funds will carry forward into 2009.
Project Home – Single Family Rehab	CDBG	\$319,285	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 	60 units (50 minor, 10 major)	2 units major rehab 35 units minor rehab
Priority 7: Provide needed services to the homeless including case management, credit counseling, and mobility counseling.							
Community Action Coalition – Homeless	CDBG CDBG	\$47,489 \$27,511	Decent housing	Affordability	<ul style="list-style-type: none"> ✓ Number of persons assisted ✓ Number receiving emergency 	80 people	

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Activity	Funding Year ² / Source	Funding	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal	2008 Performance
Case Management and NRSA Homeless Case Management		(NRSA)			financial assistance to prevent homelessness ✓ Number receiving legal assistance to prevent homelessness		
Independent Living – Senior Rental Assistance	CDBG	\$53,181	Decent housing	Affordability	✓ Number of persons assisted ✓ Number receiving emergency financial assistance to prevent homelessness ✓ Number receiving legal assistance to prevent homelessness	25 people	25 people
Priority 8: Provide needed public services to low-and-moderate income persons.							
Dane County Department of Human Services – Allied Drive ECI	CDBG	\$10,000	Suitable living environment	Availability/ Accessibility	✓ Number of persons with improved access to the service.	60 people	75 people
Dane County Department of Human Services – Paratransit	CDBG	\$35,646	Suitable living environment	Availability/ Accessibility	✓ Number of persons with improved access to the service.	500 people	44 - NESCO
Priority 10: Provide assistance to construct or rehabilitate senior centers and other public facilities.							
City of Stoughton – Youth Center	CDBG	\$25,000	Suitable Living Environment	Sustainability	✓ Number of persons served. ✓ Number of persons served by a facility that is no longer substandard.	350 people	350 people
Town of Dunn – Storm Shelter	CDBG	\$30,000	Suitable Living Environment	Sustainability	✓ Number of persons served. ✓ Number of persons with new access to a facility.	577 people	Construction will begin in 2009
Priority 13: Provide assistance to rehabilitate downtown commercial facades.							
Village of Cambridge – Commercial Façade Improvements	CDBG	\$25,000	Creating economic opportunities	Sustainability	✓ Number of businesses assisted with commercial façade treatments.	5 businesses	
Village of Oregon – Commercial Façade Improvements	CDBG		Creating economic opportunities	Sustainability	✓ Number of businesses assisted with commercial façade treatments.		
Priority 14: Provide assistance for commercial revitalization, mainly for larger businesses.							
Dane County Department	CDBG	\$50,000	Creating	Affordability	✓ Total jobs created.		

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Activity	Funding Year ² / Source	Funding	HUD Objective	HUD Outcome	Performance Indicator	2008 Goal	2008 Performance
of Planning and Development – CRLF			economic opportunities		<ul style="list-style-type: none"> ✓ 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. 		
Administration							
Dane County Department of Human Services - Administration	CDBG HOME	\$155,102 \$54,877	Not applicable	Not applicable	Not applicable.	N/A	N/A
Dane County Department of Administration – Fair Housing Center of Greater Madison	CDBG	\$10,000	Not applicable	Not applicable	Not applicable.	N/A	N/A

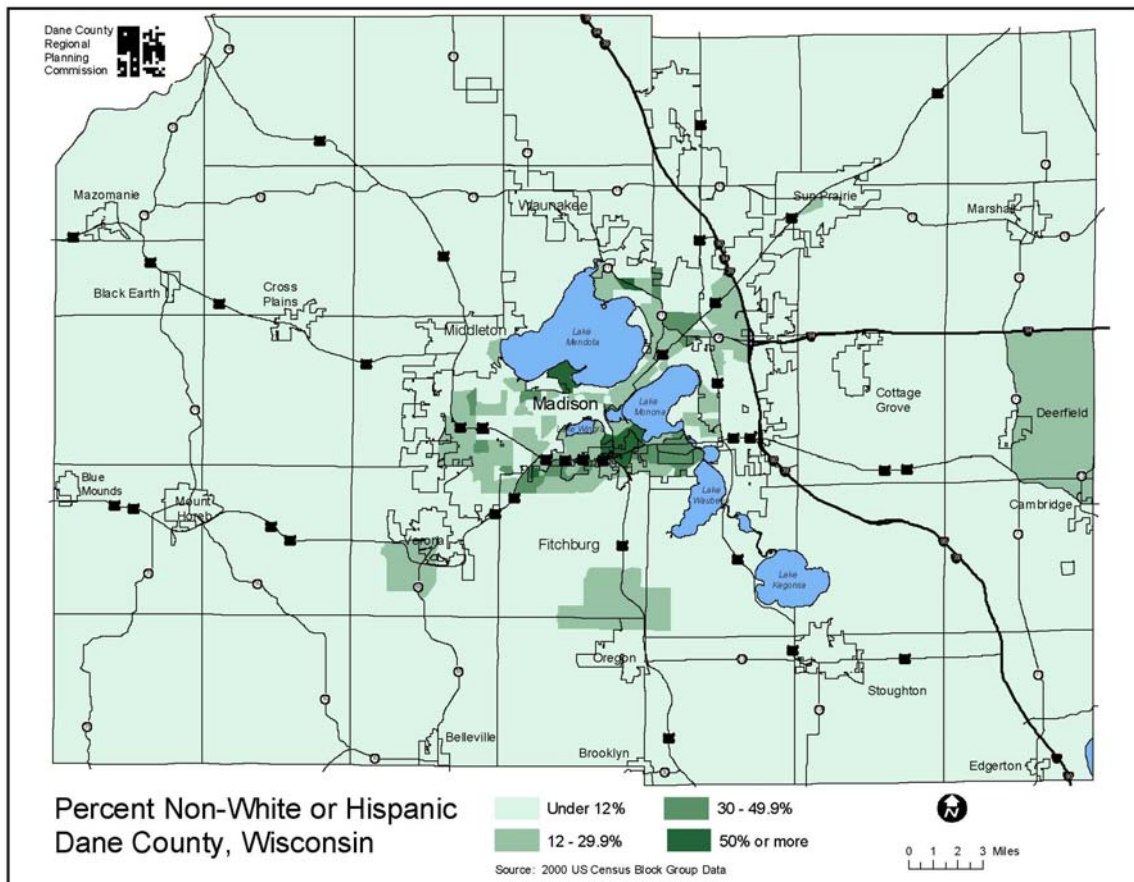
Summary of Resources and Distribution of Funds

- 1) Provide a description of the geographic distribution and location of investment (including areas of low-income and minority concentration).

You are encouraged to include maps in this description. Specifying census tracts where expenditures were concentrated and the percentage of funds expended in NRSAs or local target areas may satisfy this requirement

PY 2008 CAPER #1 response:

Based on the 2000 Census, areas of minority concentration in Dane County (outside the City of Madison) may be found in the Town of Madison, City of Sun Prairie, City of Fitchburg/Town of Dunn border, City/Town of Verona, and Town/Village of Deerfield.



Map 1 illustrates the Southdale Neighborhood Revitalization Strategy Area (NRSA) in the Town of Madison census tract 15.02. CHAS data indicates that 89.8% of the population in this census tract is considered low-and-moderate income. According to data from the U.S. Census Bureau, American FactFinder, the population in this census tract is comprised of persons with the following racial and ethnic heritages:

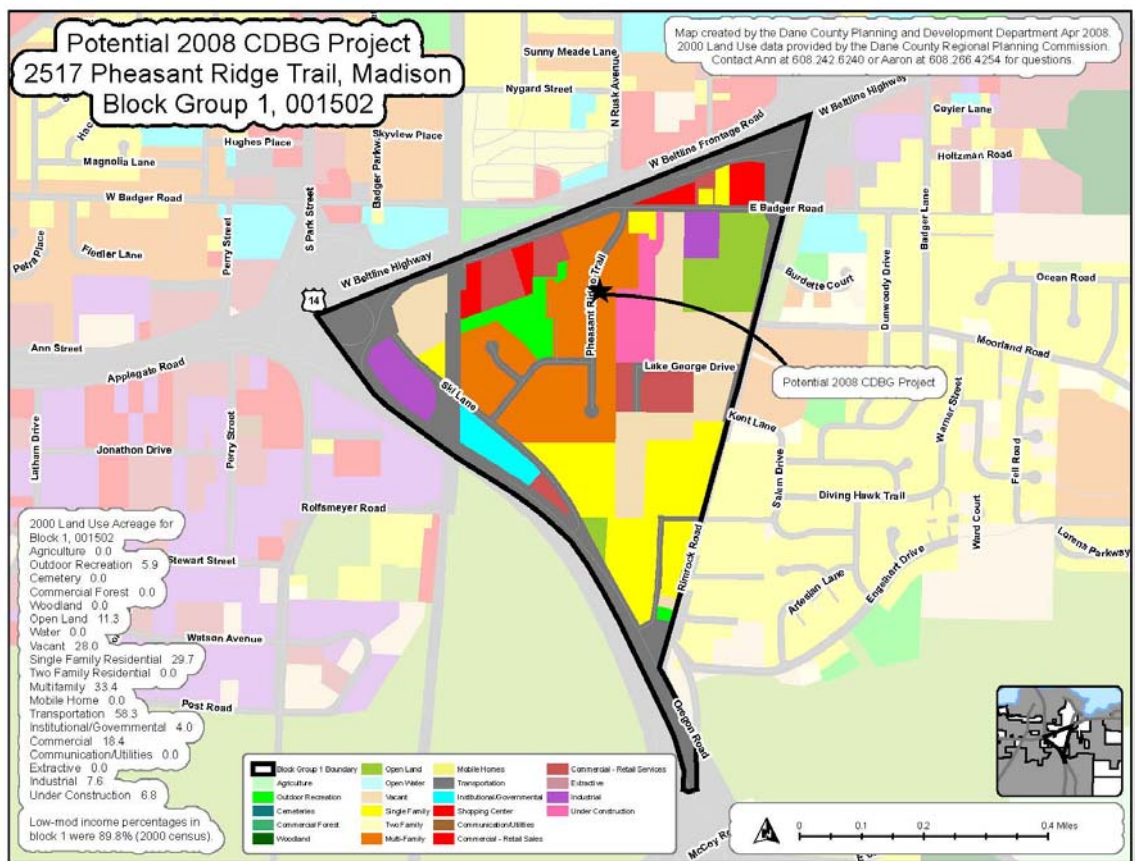
- 17.3% Hispanic
- 12.8% Black or African/American

- 3.7% Asian
- 3.8% Two or more races.

Two public service activities totaling \$94,011 were initially proposed for this area in 2008. However, these funds remain unallocated at this time as the organizations proposing to use these funds for public service activities were not community-based development organizations (CBDO)s. Expenditures of these dollars for public services by non-CBDOs would have meant that Dane County would have exceeded the 15% cap on public services.

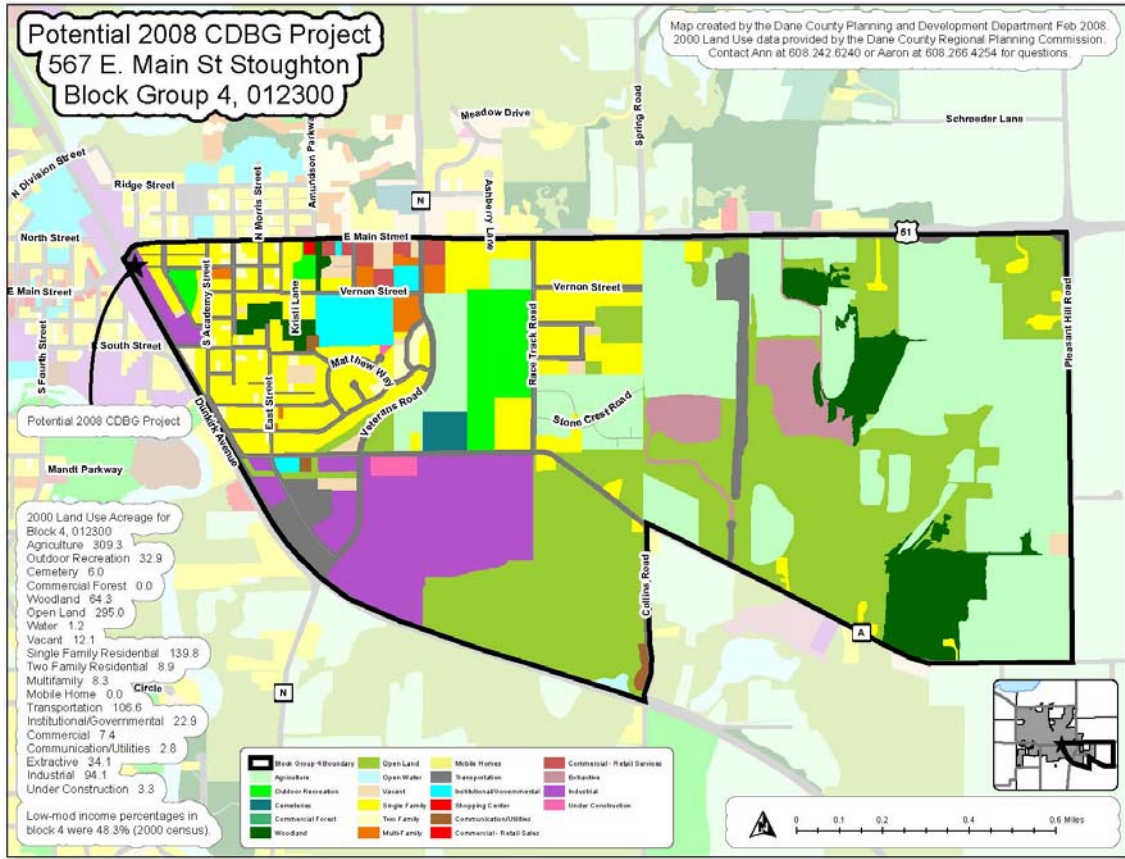
Another \$200,000 in HOME funds were also allocated for the conversion of rental housing to affordable, owner-occupied condominiums by the Alexander Company. At this time, no contract has been developed and the CDBG Commission has given the Company until March 31, 2009 to come up with a viable project.

Map 1: Southdale Neighborhood NRSA Area



Funds were also expended in the City of Stoughton on the Youth Center. \$25,000 was allocated for the installation of the heating, ventilation, and air conditioning system (HVAC) as part of the rehabilitation of a former warehouse. The location of this activity is shown in Map 2.

Map 2: Location of City of Stoughton Youth Center



The population in this census tract is predominately White (97.1%) according to the U.S. Census 2000 data in American FactFinder. CHAS data indicates that 48.3 percent of the population in block group 4 is considered low-and-moderate income.

General CAPER Narratives:

2) Assessment of Three to Five Year Goals and Objectives

- a) Describe the accomplishments in attaining the goals and objectives for the reporting period.
- b) Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

**If not using the CPMP Tool: Use Table 2A, 2B, 3B, 1C, 2C, 3A*

**If using the CPMP Tool: Use Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives. (Use of these tables is sufficient, additional narrative is not required.)*

- c) If applicable, explain why progress was not made towards meeting the goals and objectives.

Table 2 provides information regarding the accomplishments in attaining the goals and objectives for the period of the current Consolidated Plan.

Table 2: Progress Toward Meeting Goals and Objectives in 2004-2008 Consolidated Plan

Objective	Con Plan Goal	Performance	Percent Completed
1. Provide the assistance to enable very low to moderate-income prospective homebuyers to purchase single-family housing units.	75	134	100+
2. Encourage the development of owner occupied affordable single-family housing units.	40	59	100+
3. Encourage the development of housing for elderly requiring supportive services.	10	0	0
4. Provide assistance for small businesses	50	16	32
5. Encourage the rehabilitation of low-income renter-occupied housing units	20	5	25
6. Encourage the rehabilitation of low-income single-family owner-occupied housing units.	20	257	100+
7. Encourage the construction of new rental housing for low and moderate-income persons. ³	0	40	0
8. Provide needed services to the homeless including case management, credit counseling and mobility counseling.	200	632	100+

³ The Uplands development included the development of 40 rental units. However, the County only invested in the development of single family homes and not the rental units.

Table 2: Progress Toward Meeting Goals and Objectives in 2004-2008 Consolidated Plan

Objective	Con Plan Goal	Performance	Percent Completed
9. Provide needed public services to LMI persons.	3,000	4,760	100+
10. Provide assistance to construct or rehabilitate senior centers and other public facilities.	5	5	100
11. Provide assistance to agricultural-related businesses.	15	2	13
12. Provide assistance to complete infrastructure and other improvements in the approved NRSA area in the Town of Madison.	1	1	100
13. Provide assistance to rehabilitate downtown commercial facades	40	25	63
14. Provide assistance for commercial revitalization, mainly larger businesses	15	11	73

PY 2008 CAPER General Questions #2c response:

Progress has not been made in two priority areas: Priority 5 – encouraging the construction of new rental housing for low and moderate income persons and Priority 7 – encouraging the development of housing for the elderly requiring supportive services.

Multi-family rental housing unit construction in Dane County has been on a downward trend since 2003. The CDBG Program did not receive any applications from organizations interested in developing rental housing.

Supportive housing options for the elderly include adult family homes, community based residential facilities, and residential care apartment complexes. This priority has not been addressed in part due to the growth in the private industry. Prior to 2003, there were 60 assisted living facilities in Dane County, including the City of Madison area. At the end of 2007, there were 96 facilities – a growth of 60%. There have also been other options that have opened up, such as Home Instead and Comfort Keepers that provide in-home services designed to assist seniors in remaining in their own home as long as possible. The Dane County Department of Human Services, through the Community Options Waiver program, Supportive Home Care Services, and Long-Term Support Unit provides assistance to low-income elderly to access these services and facilities.

Several priorities, while started, have not achieved the goals outlined in the 2004-2008 Consolidated Plan. Most of these are in the economic development arena, including Priority 4 – providing assistance to small businesses, Priority 11 – providing assistance to agriculture related businesses, Priority 13 – providing assistance to rehabilitate downtown commercial facades, and Priority 14 - providing assistance for commercial revitalization, mainly for larger businesses. The current economic climate and a lack of staffing dedicated to economic development to pursue and explore leads have been major issues. The Davis-Bacon regulations have been seen as an impediment for small business owners wanting to participate in the commercial façade program.