



City of Madison
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City of Madison, Wisconsin **2017 CAPER**

Consolidated Annual Performance & Evaluation Report
for the period **January 1, 2017** through **December 31, 2017**

Community development projects and their progress toward the community and neighborhood development objectives described in Madison's 2015-2019 Consolidated Plan

City of Madison Community Development Division

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2017 Consolidated Annual Performance & Evaluation Report [CAPER]

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

During 2017, the City's Community Development Division (CDD) maintained its focus on efforts designed to expand the supply of affordable housing, provide opportunities for new microenterprise businesses, create jobs, and support a local service network that will reduce homelessness in our community and make future incidences of homelessness rare, brief and non-reoccurring.

CDD continued to lead the City's efforts to expand its housing supply by implementing the City's Affordable Housing Initiative (AHI). This four-year old program was created to expand and improve the supply of affordable housing in Madison. In this Initiative, the City partners with private developers and uses City funds strategically to leverage other financing; most notably, Federal Low-Income Housing Tax Credits (LIHTCs) administered by the Wisconsin Housing and Economic Development Authority (WHEDA). During the course of 2017, the City evaluated and committed nearly \$8 million through the AHI to four development proposals that were also seeking LIHTCs. WHEDA awarded credits to three of them, contributing about \$25 million in tax credits to projects that will construct nearly 200 more units of affordable housing.

During the Action Plan period, the City focused its federal funds on primary Plan objectives affecting affordable housing, economic development, and neighborhood resources. These focal points continue to be key areas of emphasis during 2018.

2017 highlights include these major activities, completed by the Division or its funded agencies:

1. Stable investment in the community.

The CDD invested over \$7 million in the community to address the goals and objectives outlined in Madison's 2015-2019 Consolidated Plan. The three primary focus areas were (a) affordable housing; (b) economic development and employment opportunities; and (c) strong and healthy neighborhoods. Despite uncertainty surrounding the stability of future funding, CDD was able to maintain its financial commitments to partner agencies and continue to support needed programs without service disruptions or project delays.

2. Sustained support of economic development efforts.

In 2017, the CDD's support for organizations involved with business development and micro-enterprise activities exceeded the annual goals established in the City's Strategic Plan. In the area of Job Creation and Business Development, CDBG funds aided the creation of 4 new FTEs, the majority of which were filled by LMI individuals. In addition, CDD-supported organizations provided support and business assistance to about 865 emerging or micro-enterprise businesses, efforts that led to 12 new FTE positions created through low-interest loans. LMI individuals filled all of the FTE positions that were created in 2017 through support offered to micro-enterprises.

3. Expansion of the City's support for affordable housing.

The City's efforts to expand housing went beyond the work of the Affordable Housing Initiative. CDD provided funding to agencies for efforts to improve household stabilization and to acquire and rehabilitate housing stock in targeted neighborhoods within the City. These efforts promoted household stabilization in a variety of ways. Tenant households were offered financial assistance to fend off the threat of evictions. First-time homebuyers received help to make mortgages attainable, and affordable. Cash-strapped homeowners got help to finance needed home repairs or undertake modest renovation projects. And, CDD continued to make resources available to local Community Housing Development Organizations (CHDOs) to further their efforts to acquire and rehabilitate housing, and to provide ongoing property management services, as part of a strategy to stabilize and revitalize specific areas in the City.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the Consolidated Plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Accomplishments - Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan to Date			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Housing Supply	Affordable Housing	CDBG: \$876,290	Homeowner housing rehabilitated	Household or housing unit	1,050	312	29.71%	112	116	103.57%
		City: \$2,716,794	Rental units constructed	Household or housing unit	170	35	20.59%	22	24	109.09%
		HOME: \$81,000	Rental units rehabilitated	Household or housing unit		30			11	
		HOME: \$34,461	Homeowner housing added	Household or housing unit	56	15	26.79%	1	0	0.00%
		City: \$1,548,242	Housing for homeless added	Household or housing unit		5			5	
Housing Assistance	Affordable Housing	CDBG: \$286,119 HOME: \$72,000 HCRI: \$284,000	Direct financial assistance to homebuyers	Households assisted	295	129	43.73%	48	49	102.08%
		ETH (ESG / THP / HPP): \$201,735	Tenant-based rental assistance / Rapid Re-housing	Households assisted		47		88	47	53.41%
	Homeless Non-Homeless Special Needs	ESG: \$47,988 City: \$180,362 ETH (ESG / THP / HPP): \$172,611	Homeless person / Overnight shelter	Persons assisted	42,255	8,291	19.62%	665	884	132.93%
		CDBG: \$92,842 ESG: \$87,492 City: \$960,947 ETH (ESG / THP / HPP): \$224,787	Homelessness prevention / fair housing activities	Persons assisted	8,765	7,707	87.93%	750	329	43.87%
Job Creation & Community Business Development	Non-Housing Community Development	CDBG: \$337,102	Jobs created/retained	Jobs	294	179	60.88%	33	4	12.12%
			Businesses assisted	Businesses assisted		13			2	
Small Business (Micro-Enterprise) Development	Non-Housing Community Development	CDBG: \$385,004	Businesses assisted	Businesses assisted	184	2,772	1,506.52%	124	537	433.06%
Adult Workforce Development	Non-Housing Community Development	City: \$660,110	Other	Job seekers trained	15,243	6,221	40.81%	2,649	1,265	47.75%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan to Date			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Neighborhood Centers & Community Gardens	Non-Housing Community Development	CDBG: \$364,891 City: \$730,690 Future Madison: \$18,791	Public service activities other than low/moderate income housing benefit	Persons assisted	256,939	114,638	44.62%	32,365	34,865	107.72%
Capital Improvements for Community Organizations	Non-Housing Community Development	CDBG: \$325,000	Public facility or infrastructure activities other than low/moderate income housing benefit	Persons assisted	60,000	1,100	1.83%	1,400	0	0.00%
Neighborhood Revitalization Plans & Projects	Non-Housing Community Development	CDBG: \$39,303	Public facility or infrastructure activities other than low/moderate income housing benefit	Persons assisted	72,000	0	0.00%	2,278	0	0.00%
Planning and Administration	Planning / Administration	CDBG: \$553,414 HOME: \$205,514 ESG: \$14,516 City: \$403,539 ETH (ESG / THP / HPP): \$18,072 HCRI: \$59,012	Other	Contracts administered	450	270	60.00%	93	90	96.77%

Outcomes proposed in the Plan were achieved as anticipated for most objectives. In many cases, outcomes were significantly better than anticipated. For some objectives, outcomes fell short of expectations. A brief description is provided below for each objective where expected outcomes were not as strong as anticipated.

- *Capital Improvements for Community Organizations:* In 2017, Community Development Division awarded \$325,000 of CDBG funds to assist in the improvement of two community facilities. These funds were awarded in the fall of 2017, and the City's current policy to collect beneficiary data to close out a project in IDIS requires 12 months of data collection. Both projects will be closed in 2018 and data added to that CAPER. Additional capital improvement projects for community facilities are planned for 2018, with the expectation that we will exceed the goal in 2018.
- *Jobs created or retained:* In 2017, only two loans were provided to for-profit businesses for job creation. There were two primary reasons for the lack of assistance for job creation: (1) businesses have been able to access traditional lending from small business lenders, whereas CDBG assistance would have previously filled a gap; and (2) more business was referred to start-up micro-enterprise assistance rather than job creation. This is noticeable in our data by an 433.06% increase in the expected assistance provided to small businesses in 2017.
- *Neighborhood Revitalization Projects:* In 2017, CDD worked closely with the City's Planning Division to ensure there was adequate community engagement and racial equity lens use throughout the process of planning for neighborhood revitalization plans and projects. Ensuring there was a more engaged community delayed the implementation of projects. Projects are currently under development and will be included in the 2018 CAPER.
- *Homelessness Prevention, Tenant-based rental assistance & Rapid Re-housing:* Due to increases in housing costs and flat funding for ESG, providers of Rapid Rehousing programs have not been able to serve as many additional households as expected. Agencies are providing higher subsidies to secure housing units and keeping families engaged with case management services longer than expected.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In 2017, the City of Madison's use of federal HUD funds, particularly CDBG, was consistent with the goals, priorities and objectives described in both its 2015-2019 Consolidated Plan and its 2017 Action Plan. The City's primary emphasis was on affordable housing, including housing supply, housing assistance and homelessness. In addition, the City invested significant resources in both its economic development and employment opportunities goal and in its strong and healthy neighborhoods goal. Support for job creation, community business development, small business development, neighborhood centers and community gardens were key elements of the City's 2017 efforts.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Assistance to racial and ethnic populations by source of funds

	CDBG	HOME	ESG
White	20,240	12	209
Black or African American	8,474	29	836
Asian	1,699	0	6
American Indian or American Native	222	0	2
Native Hawaiian or Other Pacific Islander	76	0	0
Total	30,711	41	1,053
Hispanic	2,746	0	97
Not Hispanic	27,965	41	956

The racial and ethnic composition of families assisted by the City CDD was generally in line with expectations for 2017. As anticipated, racial and ethnic minorities were significantly over-represented as compared to Whites, who comprise 79.8% of Madison's overall population.

Of those assisted by the City's CDD in 2017, 64% were White, 29% were African American, 5% were Asian, and less than 1% were American Indian, American Native, Native Hawaiian or Other Pacific Islander. In addition, approximately 1% were Hispanic.

Identify the resources made available.

Source of Funds		Anticipated Total Resources Made Available During 2015-2019 Consolidated Plan	Amount Expended During 2017 Program Year
CDBG		\$ 11,272,357	\$ 3,259,966
HOME		4,363,514	392,975
ESG		577,112	149,996
Other Sources	City of Madison	8,140,810	7,200,684
	ETH (ESG / THP / HPP)	1,140,000	617,205
	Future Madison	75,122	18,791
	HCRI	700,000	343,012

In 2017, the CDD used a diverse array of federal, state and local funds to support programs and projects across its three primary goal areas.

Identify the geographic distribution and location of investments.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
n/a	n/a	n/a	n/a

The City CDD does not undertake geographic targeting, per se. Its approach to geographic allocation of funds is to support core service activities that address community-wide concerns while simultaneously focusing some resources on targeted high-needs neighborhoods. This system primarily benefited low- and moderate-income households (defined as those with incomes of less than 80% of the area median and hereafter referred to as LMI). City CDD-funded activities occurred primarily in census tracts in which 51% or more of households met the HUD LMI standard of 80% or less of area median income.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In 2017, the CDD secured and put to use other public resources to address local community development priorities. In 2017, the CDD was awarded the following State of Wisconsin funds:

- Emergency Solutions Grant (ESG)
- Homeless Prevention Program (HPP)
- Transitional Housing Program (THP)
- Housing Cost Reduction Initiative (HCRI)

During 2017, the City's CDD worked with community agencies, neighborhood groups, private businesses and public sector partners to leverage additional community and neighborhood development resources. In many cases, the CDD was the first agency to fund a project, thus helping to leverage additional public and private funds. For example, CDBG funds were used to purchase vacant land for Porchlight, Inc. to construct 16 units of Permanent Supportive Housing. CDBG funds helped Porchlight secure the property while the agency focused on collecting private donations from the community and submitting an AHP application to FHLBC. The total project cost was \$1,777,089, of which \$1,577,089 was leveraged due to CDD's initial CDBG commitment.

Federal resources from HUD leveraged City of Madison general purpose revenue (GPR) to support programs and projects throughout the City. Based on the priority given to neighborhood centers by local residents, the history of funding provided to

homeless services, and the federal spending caps, the City continued to supplement key public service projects, with a particular focus on homelessness. The total City commitment to these CDD-funded activities amounted to roughly \$1.87 million in 2017. Besides investing in the operations and programming at neighborhood centers, the City has also begun to purchase properties (with GPR) that will operate as future neighborhood centers in some of the City's targeted areas. The ownership of property to support the need for community space in neighborhoods is an expansion of the City's commitments to neighborhood centers.

The City of Madison continued to seek a match of 25% of granted funds from each sub-recipient agency that received HOME funds. For ESG projects, funded agencies were required to provide a one-for-one match. The City CDD provided the required match for ESG administrative funds. A total of \$256,384 in HOME funds was matched by agencies, while \$141,513 in ESG Match funds was contributed.

Fiscal Year Summary - HOME Match Report

1. Excess match from prior Federal fiscal year	\$ 4,685,076
2. Match contributed during current Federal fiscal year	256,384
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,941,461
4. Match liability for current Federal fiscal year	47,950
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 4,893,511

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land / Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
CDA DE005 2014	12/05/2014	\$ 70,000	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 70,000
CWD DD015 2015	01/01/2016	0	79,916	0	0	0	0	79,916
CWD DD016 2016	01/01/2017	0	106,469	0	0	0	0	106,469

HOME MBE/WBE report

Program Income

Enter the program amounts for the reporting period.

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 258,351	\$ 711,495	\$ 159,400	\$ 0	\$ 810,446

Minority Business Enterprises and Women Business Enterprises

Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	3	0	0	0	0	3
Dollar Amount	\$ 7,269,509	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,269,509
Sub-Contracts						
Number	41	0	0	1	3	37
Dollar Amount	\$ 546,910	\$ 0	\$ 0	\$ 1,649	\$ 51,761	\$ 493,499
	Total	Women Business Enterprises			Male	
Contracts						
Number	0	0			0	
Dollar Amount	\$ 0	\$ 0			\$ 0	
Sub-Contracts						
Number	41	8			33	
Dollar Amount	\$ 546,910	\$ 177,236			\$ 369,674	

Minority Owners of Rental Property

Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition.

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	45	29
Number of Non-Homeless households to be provided affordable housing units	255	166
Number of Special-Needs households to be provided affordable housing units	9	10
Total	309	205

Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance *	0	0
Number of households supported through the Production of New Units	149	29
Number of households supported through Rehab of Existing Units	112	127
Number of households supported through Acquisition of Existing Units	48	49
Total	309	205

* The City of Madison did not adopt this specific goal as part of its 2017 Action Plan.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

For 2017, differences between one-year goals and actual outcomes have to do primarily with the timing of large affordable housing development projects supported by the City's Affordable Housing Initiative in concert with Low-Income Housing Tax Credits. Goals established in the 2017 Action Plan assumed an unrealistically aggressive schedule.

Discuss how these outcomes will impact future annual action plans.

Units completed as part of AH/LIHTC-supported projects in 2018 will be reflected in the City's 2018 CAPER. Future annual action plans will incorporate LIHTC projects on a less aggressive schedule to ensure a more accurate estimate of likely outcomes. In 2018, CDD will be more aggressive at seeking out development proposals that can leverage federal funding sources. This should yield an increase in the number of assisted households in the 2018 and 2019 CAPERs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

As it has historically, the City of Madison distributed its federal funds relatively evenly among persons who were extremely low-income, persons who were low-income, and those who were moderate-income.

Number of Persons Served

	CDBG Actual	HOME Actual
Extremely Low-income	31	0
Low-income	40	3
Moderate-income	36	0
Total	107	3

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Madison, along with the Dane County Continuum of Care (CoC), created a Coordinated Entry process so that all literally homeless individuals receive a common needs assessment. The community uses the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) designed by OrgCode Consulting, LLC. Staff at emergency shelters and the local day resource center for people experiencing homelessness are trained on completing the assessment. In addition, street outreach workers are trained in the assessment, and function as a mobile hub for connection to the Coordinated Entry System. Staff at the day resource center and outreach workers are in a key position to engage with people who are experiencing unsheltered homelessness. Trainings are provided regularly to ensure that staff providing coordinated entry functions are up to date on the assessment tool and community expectations. Assessments are done in a timely manner and individuals or households are quickly placed on the CoC's Housing Priority List. All staff with coordinated entry duties ensure that assessments are entered into the Homeless Management Information System (HMIS) accurately. Dane CoC has added supplemental questions to the VI-SPDAT in order to gauge additional needs that may require a direct referral to local programs (i.e., victim service providers, Veterans Services). The City of Madison financially supports street outreach teams to reach out to unsheltered individuals. In 2017, the City provided full funding for a street outreach team to focus on certain areas of the downtown and those people who are near the top of the housing priority list. The street outreach teams prioritize individuals who are not connected to shelter systems to complete needs assessments and connect them to services. A City funded street outreach provider organizes a bi-monthly outreach meeting, which brings together paid outreach as well as grass roots or faith based volunteers who reach out to the unsheltered population. The purpose of the meetings is to ensure that individuals are connected to outreach services that meet their needs. Street outreach providers have worked together to identify the populations and geographic areas they serve in order to avoid duplication of services. Street outreach workers are collaborating and addressing immediate needs of this vulnerable population of people living on the streets.

➤ **Addressing the emergency shelter and transitional housing needs of homeless persons.**

The City of Madison supports the operations and case management at emergency shelters in the Dane CoC. The City assists shelters to ensure their programs are quickly assisting households to move into permanent housing. To do this, the City supports a variety of support services such as case management, job training, and rapid re-housing. The City reviews performance outcomes such as average length of stay (HUD Performance Measure 1) to ensure the shelters are high performing. All shelters must participate in Coordinated Entry and shelter providers meet monthly to address concerns or improve services. To help support emergency shelters, the City supports the Day Resource Center, which can provide additional case management needs for homeless individuals. Over the past year, providers have evaluated their shelter rules and policies looking for additional ways to make their facilities low barrier and housing focused.

In the past year, Dane CoC's transitional housing stock has decreased. Providers are converting some of the transitional housing into permanent housing which is beneficial for our community. The CoC continues to support a few transitional housing programs that focus on specific populations. There is a continued need for transitional housing for young people ages 18-24, including those who are parenting. In addition, those with significant mental health issues benefit from a transitional housing program. The City will support effective low-barrier transitional housing that is targeted to specific populations or transitional housing used specifically for bridge housing while a household waits for available permanent housing.

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

The City took the following actions funded with federal, state, and local funds, as outlined in the *Community Plan to End Homelessness for Dane County*:

- Provided support services to eliminate barriers that keep homeless persons from stable housing. Support services include case management, job coaching and employment searches, obtaining mainstream resources, advocating for

alcohol and other drug treatment, accessing mental health services, providing assistance with child care and parenting issues, budget counseling and protective payees when warranted, accessing transportation, and learning how to communicate with landlords and neighbors.

- Provided safety net housing in the form of funds for staff and operations of emergency shelter until more permanent, stable housing can be obtained.
- Provided case management to homeless families to identify housing in an attempt to divert them from emergency shelter.
- Provided an inventory of affordable housing through ESG- and State-funded rent subsidies that make existing housing affordable for formerly homeless families.
- Continued working with developers to construct 45 units of permanent supportive housing to serve chronically homeless families with children.

The CoC participates in the H2 (Housing and Healthcare) Initiative. The purpose of the initiative is to bring these two sectors together to better serve people experiencing homelessness. In 2017, this issue was renewed and now there are both housing providers and representatives from the major health care facilities at the table. The CoC is working with a non-profit who is developing a medical respite facility. The County Jail has hired reentry staff who are working closely with the CoC in an attempt to avoid discharge into homelessness. The CoC has reached out to foster care agencies to figure out ways to partner. Many of these efforts are in the initial stages of relationship development, but there is a sense from all sectors of the importance to collaborate and better coordinate services.

The City's actions to prevent homelessness were accomplished by funding activities that included housing counseling and financial assistance in the form of rent in arrears and short-term rent subsidies to help tenants maintain their housing. Services included the following prevention activities:

- short-term rent subsidies;
- rent payments; and
- housing mediation with landlords and tenants who are being evicted, in order to prevent eviction.

In 2017, the City provided funding for two agencies to incorporate diversion practices into the homeless services system. Households who had a safe place to stay, but needed support to do so, are offered financial and support services. The CoC believes that shelter space should be available to those who have no other safe alternatives. If a household has a safe space to be, the CoC will support that and provide assistance to secure permanent housing.

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

The CoC provides shelter case management/outreach services to people experiencing homelessness with the purpose of assisting with the transition to permanent housing and independent living. The services provided are housing-focused to shorten the length of time that people experience homelessness. In addition, the CoC uses Rapid Re-housing, Permanent Supportive Housing and other permanent housing opportunities to transition people quickly into housing units. These resources provide entry cost assistance and ongoing rental assistance. There are numerous housing programs in the CoC that provide varying levels of support services in order to assist households to maintain their housing and avoid reentering homelessness. This is done through connection to natural supports, connection to neighborhood resources and accessing employment and mainstream resources.

In 2017, an additional 47 allotments of Rapid Re-housing were developed for single adults, with an additional 45 allotments for families.

In looking at System Performance Measures, the CoC has seen an increase in the number of people increasing income from both employment and non-employment sources. There is a slight decrease in the length of time people experience homelessness. When households exit to permanent housing, about 23% of them are returning to homelessness after two years. The CoC

continues to work on exits to permanent housing from homelessness. In 2017, additional funds were committed to provide shelter staff to assist participants in moving to housing quickly. When households enter permanent housing, we see that 93% of them either maintain that housing or move to other permanent housing.

If a housing situation is not working for a household, the agencies within the CoC work together with the household to identify housing opportunities that might work better. The community recognizes that ending homelessness is the responsibility of all agencies. Relationship building among agency staff will assist in collaboration and coordination of services.

CR-30 - Public Housing

91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

The Community Development Division (CDD) and the City's Community Development Authority (CDA) continued their successful collaboration on initiatives aimed at both increasing the number and improving the quality of affordable housing units available in the City of Madison. In 2017, efforts remained focused on four ongoing initiatives:

1. Creating homeownership opportunities for individuals with housing choice vouchers, in collaboration with community partners who provide needed supportive resources.
2. Reinforcing neighborhood revitalization goals through strategic use of place-based housing choice vouchers.
3. Aligning both place-based vouchers and public housing residency with employment and training, and other services to support increased self-sufficiency.
4. Combining resources to create housing opportunities for the City's most vulnerable citizens, particularly the chronically homeless.

The CDA and CDD collaborated on a second phase of permanent supportive housing, known as Tree Lane Family Housing. This development targets chronically homeless families in a new construction, 45-unit apartment building. The project includes project-based Housing Choice vouchers and capital funds administered by the CDD. This project is anticipated to make a major impact on the number of chronic homeless families in Madison. Project completion is expected in 2018.

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

In 2017, the CDD and CDA continued to collaborate on programs and services supporting households' access to homeownership opportunities. The CDA's Mosaic Ridge Project, designed to assist first-time homebuyers at a variety of incomes with purchase of single-family homes as part of the Allied Neighborhood re-development plan, is one such example. In 2017, two properties were purchased by Housing Choice Voucher holders. CDA has entered into a new contract with a local realtor who is working closely with CDD staff to create financing packages for new potential homeowners.

Actions taken to provide assistance to troubled PHAs.

Existing PHA operations are strong and required no assistance during the program year.

CR-35 - Other Actions

91.220(j)-(k); 91.320(i)-(j)

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

91.220 (j); 91.320 (i)

In 2017, the City began to administer an ordinance to provide a waiver to the Park Impact Fee for affordable housing development projects, requiring land use restriction agreements to ensure long-term housing affordability. This change will remove this cost-barrier to the development of affordable housing.

The City also continued its commitment to the Affordable Housing Initiative (AHI), originally launched in 2014. The AHI was designed to strategically commit City funds in successfully leveraging federal Low-Income Housing Tax Credits (LIHTCs) for affordable rental housing projects. The City's AHI originally set a goal to add 200 of rental units each year, for a five-year period.

In addition to successfully leveraging LIHTC benefits, the City expects to work with at least one of these projects to access additional Tax Incremental Financing (TIF), leveraging additional financial support for affordable housing development.

Actions taken to address obstacles to meeting underserved needs.

91.220(k); 91.320(j)

During 2017, the City of Madison's Community Development Division (CDD) undertook a variety of actions to address obstacles to meeting the needs of underserved persons and households. The Division partnered with area nonprofits, businesses, funders, and the Madison Metropolitan School District to identify community needs, refine priorities, and discuss ways to eliminate barriers to addressing identified needs.

CDD staff continued its use of the City's Neighborhood Indicators program as part of its community development research, strategy development and implementation efforts. With nine years of information to draw from, the Neighborhood Indicators data has been instrumental in identifying particular characteristics of neighborhoods on which the Division can strategically target its resources.

The City has continued to expand the activities under its Racial Equity and Social Justice Initiative (RESJI), with a focus on integrating racial equity and social justice strategies within the City's budget and policy decision-making processes.

In 2017, CDD staff continued to serve on various committees throughout the Madison area as part of a broad effort to develop strategies to address the needs of local underserved populations. Examples of such groups and committees include the City's Neighborhood Resource Teams, the Homeless Services Consortium, the Allied Task Force, Food Policy Committee, and the Home Buyers Round Table.

Throughout 2017, CDD staff worked with the City's Planning Division to update the City's 20-year Comprehensive Plan. During that time, over 15,000 stakeholders were engaged to help identify the City's highest needs and to help prioritize strategies to address those needs. This information will be used to update CDD's next Five-Year Consolidated Plan, as well.

Actions taken to reduce lead-based paint hazards.

91.220(k); 91.320(j)

The City continued to implement lead paint hazard control activities into its HUD-funded activities. The City-County Public Health Department and City Building Inspection Division continued to coordinate implementation of a local ordinance designed to reduce lead paint removal and dust hazards to neighbors. The City notifies all homeowners with identified lead paint deficiencies of the availability of low-interest installment loans and deferred payment loans for rehabilitation (available to LMI households) to assist in remediation.

The CDD continued to enforce regulations on lead paint hazards, and the City encountered no difficulties in complying with these regulations. The Division requires a lead hazard inspection for all CDD-assisted residential properties built before 1978. These inspections were scheduled and paid for by the CDD.

Actions taken to reduce the number of poverty-level families.

91.220(k); 91.320(j)

Activities administered by the Community Development Division (CDD) concentrate on initiatives designed to improve the quality of life and expand access and opportunities to the City's most needy residents. Specifically, the CDD works to expand decent and affordable housing opportunities, create strong and vibrant neighborhoods, and expand economic opportunities for low- and moderate-income individuals throughout the community.

The Division continued to implement three major strategies to help reduce poverty within the City of Madison. These include:

- **Access to information**
Marketing information about available resources to poverty level households;

- **Resource coordination**
Ensuring that CDD-funded housing assistance programs are proactively linked to other resources needed by people living in poverty; and,
- **City resources**
Improving the City of Madison's CDD-based resource delivery systems to be more responsive to people living in poverty.

In 2017, the CDD started an intensive review of all funding priorities and strategies in the Division. The goal of this process, known as Results Madison, is to ensure CDD is held accountable for performance based budgeting and provides baseline data measures for the City. Once baseline data measures are established, CDD will be able to track the effectiveness of funding from various sources and how the impact of these funds can reduce the number of poverty-level families.

Actions taken to develop institutional structure.

91.220(k); 91.320(j)

During 2017, the CDD continued to refine and revise its programs, create efficiencies, and improve service delivery. A major undertaking in 2017 was the review of the Division work organization and staffing structure, in order to better capitalize on staff expertise, enhancing work product and improve efficiencies, ultimately resulting in greater community service and impact.

On a broader City level, CDD staff continued to play an active and important role in the City's Neighborhood Resource Teams. These inter-departmental teams are comprised of City staff from departments that play a key role in City neighborhoods with high levels of poverty. Among the key City partners are the Building Inspection Division, the Police and Fire Departments, as well as the CDBG and Community Resources offices within the CDD. Division staff also participated alongside other City agencies on the Equity Core Team, a group tasked with developing an "equity lens" the City uses as part of its policy-making and budgeting decision-making processes. The Equity Core Team provides foundational staff leadership and support for the City's Racial Equity and Social Justice Initiative (RESJI).

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

91.220(k); 91.320(j)

In addition to its 2017 organizational initiatives, the CDD worked with its community partners to plan, develop, and invest in proven and innovative projects that contributed to the priorities and objectives established by the CDBG Committee, Mayor, Common Council, and city residents.

The Division continued its collaborative efforts with other local funders in an effort to overcome gaps in institutional structures and enhance coordination of community development efforts. Among the local funders with whom CDD staff worked were WHEDA, United Way, and Dane County Human Services. In addition, Division staff continued working with local coalitions, including the Homeless Services Consortium, Third Sector Housing, neighborhood center executive directors, and the Home Buyers Round Table.

The CDD continued its strong collaboration with community organizations to enhance and expand efforts to address homeless issues. In 2017, these efforts included acting as applicant, contract administrator and fiscal agent for State ETH funds (Emergency Solutions Grant, Transitional Housing Program, and Homeless Prevention Program) on behalf of the local consortium of homeless prevention agencies. The CDD also served formally as collaborative applicant for the Madison/Dane County Homeless Assistance Program. In addition, CDD staff provided necessary environmental reviews for local agencies receiving Continuum of Care contracts for rental assistance directly from HUD.

The City's Community Development Authority updated sections of the City's *Biennial Housing Report* with current data on market rate rental housing, affordable housing and senior housing demands. The housing report identifies supply and demand issues in both the market and affordable housing sectors; the primary challenges affecting the affordable housing market; and highlights local initiatives and national best practices. The report also develops specific recommendations to guide City policies and priorities, and ensures collaboration among the City's housing initiatives and policies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice.

91.520(a)

In 2017, the City continued to work with its public and private community partners to fund and implement a wide range of affordable housing development projects, downpayment assistance programs, homebuyer education & financial literacy programs, and fair housing education and enforcement programs. The City's efforts to address impediments focused principally on actions to increase the supply of rental housing, increase the number of affordable housing options within the City, and mitigate spatial impediments.

More specifically, the City took the following steps in 2016 to address the five categories of impediments to fair housing identified in the 2013 AI:

(1) Actions to Address Supply Impediments

- Worked with developers to move forward projects awarded both City Affordable Housing Funds and WHEDA Low-Income Housing Tax Credits (LIHTCs). These projects will increase the supply of the rental housing stock in Madison. Each project contains a set number of units that are rent restricted for affordability.
- Continued to offer a point scoring preference for funding requests that include larger affordable housing units.
- Supported a Permanent Supportive Housing project, which will provide up to 58 efficiency units for singles.

(2) Actions to Alleviate Affordability Impediments

- Collaborated with nonprofit organization working to develop a co-housing project on Madison's east side that proposed to include a significant number of affordable owner units.
- Collaborated with staff from the City's Planning Division during its Comprehensive Plan update process to encourage the inclusion of low- and very low-income residents in development in all City neighborhoods.
- Worked with staff from the Community Development Authority, tasked with staffing the City's Housing Strategy Committee, to evaluate housing demand at various income levels, as part of the City's Housing Strategy Report update.

(3) Actions to Alleviate Financial Impediments

- Provided funding for homebuyer education with specific marketing to minorities and low-income households.
- Continued to provide downpayment assistance to low- and moderate-income home buyers.
- Supported post-purchase education to improve the ownership experience through participation in the Homebuyers' Roundtable.
- Encouraged local lenders to Affirmatively Further Fair Housing through direct communication with lenders and through participation in the Homebuyers' Roundtable.

(4) Actions to Alleviate Spatial Impediments

- Addressed and resisted neighborhood opposition to affordable housing through the active participation of City staff in neighborhood meetings, Plan Commission meetings and Common Council meetings.
- Collaborated with staff of the Community Development Authority and with WHEDA to prioritize for new units, neighborhoods that are well located with key amenities and without concentrations of low-income households.

Analysis of Impediments to Fair Housing Choice

(1) Supply Impediments (Private Sector)

- Inadequate Supply of Rental Housing
- Inadequate Supply of Larger Assisted Rental Units
- Inadequate Supply of Single Room Occupancy Units

(2) Affordability Impediments (Private Sector)

- Inadequate Supply of Affordable Housing

(3) Financial Impediments (Private Sector)

- Lack of Loans to Minorities

(4) Spatial Impediments (Public and Private Sector)

- Assisted/Subsidized Housing Projects Directed Toward Low Income Neighborhoods
- Racial Segregation
- Transit Commuting Times Excessive from some Areas
- Poor Grocery Store Access in Some Minority Neighborhoods

(5) Administrative Impediments (Public Sector)

- Limited Use of Fair Housing Complaint Procedures
- Uncertain Implementation Strategy and Responsibility
- Zoning Code Permits Concentration of Disabled Residents
- Protected Classes Underrepresented on Boards and Commissions

- Collaborated with staff of the Community Development Authority on continued updates of the City's Housing Strategy Report.
- Prioritized for City Affordable Housing funding projects that are located on transit corridors.

(5) Actions to Alleviate Administrative Impediments

- Implemented a system of increased collaboration and coordination around affordable housing among City departments and divisions.
- Ensured Department of Civil Rights evaluated and enhanced the procedure process for Fair Housing Complaints.
- Actively sought women and people of color to serve on the City's CDBG Committee. The committee now includes five people of color and two women.

The CDD also continued its partnership with the Fair Housing Center of Greater Madison, ensuring fair housing testing and enforcement services, as well as training sessions to educate private property owners and managers about fair housing laws and best practices for tenant screening and management.

In 2017, the CDD and the Community Development Authority began meeting to analyze available data in response to HUD's Affirmatively Furthering Fair Housing Assessment. Even though HUD has delayed the submission of that report, the CDD will continue to analyze fair housing data and update the recommendations of the current AI. The Division will use updated recommendations and data to create the next 5-year Consolidated Plan for 2020-2025.

*The full version of the AI study is available online at
http://www.cityofmadison.com/cdbg/documents/MadisonAI_2013_FINAL_w_Maps.pdf*

CR-40 - Monitoring

91.220; 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Throughout the year, CDD staff monitored and evaluated individual projects' progress towards contracted goals and expenditures. Agencies are required to submit regular monthly or quarterly program activity, financial, and contract compliance reports. This information was used to monitor program activity and contract compliance with all regulations, including administrative, financial, and programmatic operations. Timely expenditure of funds was a component of these monitoring activities. In addition, the reported accomplishment data was used to determine trends, re-evaluate scopes of services, and provide assistance to agencies in addressing barriers to meeting their goals. Progress toward achieving the Plan goals was also discussed at staff meetings and monthly CDBG Committee meetings.

Staff conducted on-site reviews of tenant files and desk reviews of Annual Rent Reports and provided substantial technical assistance on an array of issues typical of HOME-assisted rental projects. These included when and how to "float" units, ensuring proper documentation of income, ensuring rents were below rent limits including utility allowances, ensuring appropriate lease language, and advising on ongoing compliance for projects with multiple sources of funding (e.g., HOME & LIHTC, HOME & Section 811, etc.).

The Community Development Grants Supervisor oversaw a risk assessment system for all projects under contract. Each grants administrator completed and submitted risk assessment forms that were subsequently reviewed by the Grants Supervisor to identify any high-risk projects. On-site monitoring visits were completed for selected projects, utilizing the *CDBG Entitlement Program Guide for Review*.

In 2017, two ESG projects were identified as relatively high-risk, and on-site monitoring was completed for each. The CDD continued to monitor project progress through reimbursement requests and periodic discussions with subrecipient contract managers, and when appropriate, provided technical assistance to ensure compliance with HUD and other funding requirements.

Subrecipient agencies receiving funds from the CDD entered into contracts that detailed the specific funding source (CDBG, HOME, ESG, etc.) and associated program requirements, regulations, procedures, accomplishment standards, and where

appropriate, penalties for non-compliance. In 2017, CDD staff reviewed contracts with responsible subrecipient staff at the start of the contract to ensure the agency had a clear understanding of program requirements, with special attention to project completion and expenditure timelines. Staff also regularly monitored progress on assigned contracts and worked to address any unforeseen issues with subrecipient agencies. The Community Development Grants Supervisor was consulted regarding related issues and worked with program staff to resolve identified concerns.

The Community Development Grants Supervisor routinely receives and reviews IDIS reports such as the PR02 (Activity Report), to ensure the City's compliance with HUD requirements regarding the timeliness of grant disbursements.

Citizen Participation Plan

91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER was posted on the City website Thursday, March 1, and comments were encouraged until 4 p.m., March 16, fulfilling the required 15-day public comment period. A "post" was created for the front page of the CDD website to ensure people who review "CDD Highlights" had access to the report. The report was also posted to the City's Legistar system and was an agenda item for the March 1, 2018 CDBG Committee meeting. The agenda for the CDBG Committee meeting always starts with the opportunity for public comment. The City of Madison meeting schedule is accessed by various minority, non-English speaking persons and persons with disabilities, as well as service agencies that advocate for these populations and help circulate the availability of the performance report. Additionally, the following information is included with the agenda to ensure people know they have access to translation services, if needed:

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Community Development Division, 266-6520

CR-45 - CDBG

91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Madison CDD made no significant changes to its program objectives from its adopted 2017 Action Plan. A review of the year's accomplishments and ongoing community needs has led to a decision to continue in 2018 to focus on the development of new units of affordable housing and permanent supportive housing; place emphasis on homelessness prevention, diversion, street outreach, shelter and case management; and continue to support neighborhood centers in their role as focal points for community development and support.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

To ensure compliance with the City of Madison Minimum Housing Codes for rental properties, a sample of HOME-assisted rental units is inspected every three years in accordance with §92.504(d). For rental projects that were completed during the program year, 100% of the units were inspected before initial occupancy and then again within one year of completion.

For 2017 Inspections, the CDD enacted a Memorandum of Agreement with the City of Madison's Building Inspection (BI) Division. BI inspected 98 or (25%) of the 395 HOME (and NSP) rental units in the City's portfolio that are within their current period of affordability. (The City has a total of 496 HOME and NSP rental units, including 101 that are outside the period of affordability and thus, do not require inspections.) Results of the inspections were routine, with no major compliance concerns noted. Of the 98 units inspected, 78 had some type of minor code violation. Included among the findings were items such as missing vent locks on windows, damaged window screens, marred flooring, broken light switches, and missing or malfunctioning smoke or CO detectors. All units that had deficiencies identified were re-inspected in a timely manner to ensure necessary repairs were made.

The following table lists all the units that were inspected for 2017. All units scheduled for inspection were inspected with none omitted.

HOME Units Inspected During 2017

Agency/Owner	Project	# of Units Inspected
Horizon Management/CDA	Burr Oaks Rental Housing	3
Common Wealth Development	Yahara Riverview	3
Common Wealth Development	Jenifer Place	3
Common Wealth Development	CWD 5802 Balsam Road Acq/Rehab	4
Future Madison	Northpointe III	4
Future Madison	Northpointe Renovation	3
Housing & Hope, LLC	Housing & Hope Phase I	3
Goodwill	Sandra Hall Apartments	4
Goodwill	Third Street Apartments	2
Housing Initiatives, Inc.	Stonebridge 1	4
Housing Initiatives, Inc.	1336 E Mifflin Street	3
Housing Initiatives, Inc.	2110 E Johnson Street	4
Housing Initiatives, Inc.	5838 Balsam Road	4
Housing Initiatives, Inc.	Allied Drive NSP Rental Acq	3
Housing Initiatives, Inc.	HI Troy Drive	4
Housing Initiatives, Inc.	Pincrest Drive	4
Movin' Out, Inc.	Cameron Drive	1
Movin' Out, Inc.	MacArthur Road	2
Movin' Out, Inc.	North Lawn	2
Movin' Out, Inc.	MOI Stonebridge	8
Movin' Out, Inc.	Marcy Road NSP Rental Acq	2
Movin' Out, Inc.	Harbor House	7
Oakbrook	641 W Main Street	3

Agency/Owner	Project	# of Units Inspected
Porchlight	324 E Mifflin Street	2
Porchlight	Safe Haven Relocation / Nakoosa Trail	2
Stone House Development	MOI Dempsey Place	11
YWCA	101 E Mfflin Street	3

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The City of Madison's HOME written agreement requires agencies to submit an Affirmative Marketing Plan for developments containing five or more HOME-assisted units and obtain approval from the CDD prior to marketing or leasing any HOME-assisted unit(s). CDD staff monitored the implementation of this requirement as part of a rental development project checklist. CDD staff also manages a comprehensive long-term compliance program for HOME-assisted rental housing projects, which includes monitoring ongoing affirmative marketing efforts as part of annual on-site and desk reviews. During annual desk reviews, agencies are required to provide evidence to support that the agency followed its Affirmative Marketing Plan in the form of advertisements, email lists, flyers, etc. During annual on-site reviews, agencies are also required to submit a demographic summary of assisted units to demonstrate adequate results of affirmative marketing efforts.

In an analysis of the CDD's 2017 rental portfolio, 54% of heads of household self-reported race or ethnicity as non-white. The CDD conducted this analysis on all CDD federally-assisted units, which includes mostly HOME-assisted units plus a smaller number of NSP- and CDBG-assisted units. By comparison, the total population of non-white renter households in the City of Madison with incomes at or below 80% CMI is 31% (*HUD-CHAS Data 2010-2014*).

These beneficiary data summaries continue to indicate that participants in most HOME-assisted projects reflect a broad diversity of demographic characteristics and a reasonable conclusion that affirmative marketing efforts have been successful. The CDD continuously looks for ways to expand affirmative marketing efforts, promote outreach and market to target populations, and closely monitors results.

As part of its efforts to affirmatively market homeownership assistance and homebuyer education, the CDD maintains literature on available programs in English, Spanish and Hmong. Staff works with area HUD-approved counseling agencies to coordinate and support financial education programs to targeted neighborhoods. Information on these classes and programs are marketed through various sources, such as social media, newspaper ads and newsletters, and through continuous efforts from staff to contribute to community-based organizations committed to assisting LMI households to obtain housing and associated education.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

HOME Program Income Expenditures By Project

Agency	Proj #	Project Name	HOME PI Funds	Income Level	Household Size	Race
Habitat for Humanity	BJ 048	Housing for Homebuyers / 9 Cherbourg Ct	\$ 18,000	Low	6	Black
Habitat for Humanity	BJ 049	Housing for Homebuyers / 7 Cherbourg Ct	\$ 18,000	Low	6	White
Habitat for Humanity	BJ 050	Housing for Homebuyers / 5 Cherbourg Ct	\$ 18,000	Low	4	Other multi-racial
Habitat for Humanity	BJ 051	Housing for Homebuyers / 3 Cherbourg Ct	\$ 18,000	Low	4	White
Habitat for Humanity	BJ 052	Housing for Homebuyers / Treichel	\$ 18,000	Low	4	American Indian & Black
Movin' Out	BK 100	Homeownership / Metro	\$ 36,000	Low	1	White

Agency	Proj #	Project Name	HOME PI Funds	Income Level	Household Size	Race
Movin' Out	BK 104	Homeownership / Glacier Hill	\$ 100	Moderate	2	Black
Movin' Out	BK 111	Homeownership / Northland	\$ 3,000	Moderate	4	Black
Movin' Out	BK 112	Homeownership / Allied	\$ 30,000	Low	1	Black
Housing Initiatives	DN 027	Mifflin/Butler Rental Housing Acquisition & Rehab	\$ 300	<i>not yet completed</i>		

Describe other actions taken to foster and maintain affordable housing.

91.220(k)

As detailed in sections CR-05 and CR-15, the City continued to implement its broad scope Affordable Housing Initiative in 2017, working with both nonprofit and for-profit developers to maintain and increase the local supply of affordable housing. The effort's primary focus was on securing competitive Low-Income Housing Tax Credits (LIHTCs) by partnering with developers and offering significant City financial support to high quality projects that met identified criteria.

Also in 2017, the CDD maintained a homeownership downpayment assistance program, an owner-occupied housing rehabilitation program, and a rental housing assistance program. Each is detailed elsewhere in this report.

ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

Recipient Information

All Recipients Complete

Basic Grant Information

Recipient Name	MADISON
Organizational DUNS Number	07-614-7909
EIN/TIN Number	39-6005507
Identify the Field Office	MILWAUKEE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Madison/Dane County CoC

ESG Contact Name

Susan E. Morrison
Community Development Grants Supervisor

(608) 266-1053
smorrison@cityofmadison.com

ESG Contact Address

30 West Mifflin Street, Suite 800
PO Box 2627
Madison WI 53703-2627

ESG Secondary Contact

Linette Rhodes
Grants Administrator

(608) 261-9240
lrhodes@cityofmadison.com

Reporting Period

All Recipients Complete

Program Year Start Date	01/01/2017
Program Year End Date	12/31/2017

Homeless Management Information System (HMIS) Data

Persons Served

Number of Persons Served	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
a. Adults	506	80	418	0	8
b. Children	639	0	619	12	6
c. Don't know / refused	7	0	0	0	7
d. Data not collected	0	0	0	0	0
Total	1,152	82	1,037	12	21

Households Served

Number of Households Served	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
Total Households	385	63	313	0	9
Point-in-Time Count of Households on the Last Wednesday					
January	22	3	19	0	0
April	28	3	25	0	0
July	36	0	36	0	0
October	29	3	25	0	1

Gender

Gender of Adults	Total	a. Without children	b. With children and adults	c. Unknown household type
a. Male	163	30	130	3
b. Female	342	49	288	5
c. Trans Male (FTM / female to male)	1	1	0	0
d. Trans Female (MTF / male to female)	0	0	0	0
e. Gender non-conforming	0	0	0	0
f. Don't know / refused	0	0	0	0
g. Data not collected	0	0	0	0
Total	506	80	418	8

Gender of Children	Total	a. With children and adults	b. With only children	c. Unknown household type
a. Male	308	299	2	5
b. Female	331	320	10	1
c. Trans Male (FTM / female to male)	0	0	0	0
d. Trans Female (MTF / male to female)	0	0	0	0
e. Gender non-conforming	0	0	0	0
f. Don't know / refused	0	0	0	0
g. Data not collected	0	0	0	0
Total	639	619	12	6

Gender of Persons Missing Age Information	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
a. Male	3	0	0	0	3
b. Female	3	0	0	0	3
c. Trans Male (FTM / female to male)	1	0	0	0	1
d. Trans Female (MTF / male to female)	0	0	0	0	0
e. Gender non-conforming	0	0	0	0	0
f. Don't know / refused	0	0	0	0	0
g. Data not collected	0	0	0	0	0
Total	7	0	0	0	7

Gender by Age Ranges	Total	a. Under age 18	b. Age 18-24	c. Age 25-61	d. Age 62 and over	e. Client Doesn't Know/ Client Refused	f. Data not collected
a. Male	474	308	29	132	2	3	0
b. Female	676	331	92	245	5	3	0
c. Trans Male (FTM / female to	2	0	0	1	0	1	0
d. Trans Female (MTF / male to	0	0	0	0	0	0	0
e. Gender non-conforming	0	0	0	0	0	0	0
f. Don't know / refused	0	0	0	0	0	0	0
g. Data not collected	0	0	0	0	0	0	0
Total	1,152	639	121	378	7	7	0

Age	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
a. Under 5	303	2	291	6	4
b. 5 - 12	251	0	245	4	2
c. 13 - 17	85	0	83	2	0
d. 18 - 24	121	20	98	0	3
e. 25 - 34	225	19	204	0	2
f. 35 - 44	87	15	71	0	1
g. 45 - 54	44	13	30	0	1
h. 55 - 61	22	8	13	0	1
i. 62+	7	5	2	0	0
j. Don't know / refused	7	0	0	0	7
k. Data not collected	0	0	0	0	0
Total	1,152	82	1,037	12	21

Race & Ethnicity	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
Race					
a. White	209	30	178	0	1
b. Black or African-American	836	44	769	6	17
c. Asian	6	1	4	1	0
d. American Indian or Alaska Native	13	2	9	2	0
e. Native Hawaiian or Other Pacific Islander	1	0	1	0	0
f. Multiple races	82	5	74	3	0
g. Don't know / refused	5	0	2	0	3
h. Data not collected	0	0	0	0	0
Total	1,152	82	1,037	12	21
Ethnicity					
a. Non-Hispanic/non-Latino	1,045	69	947	12	17
b. Hispanic/Latino	97	13	81	0	3
c. Don't know / refused	10	0	9	0	1
d. Data not collected	0	0	0	0	0
Total	1,152	82	1,037	12	21

Physical & Mental Health Conditions	Total persons	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
Physical and Mental Health Conditions at Start					
a. Mental health problem	112	20	90	0	2
b. Alcohol abuse	6	1	5	0	0
c. Drug abuse	2	0	1	0	1
d. Both alcohol and drug abuse	9	5	4	0	0
e. Chronic health condition	28	5	23	0	0
f. HIV/AIDS and related diseases	1	0	1	0	0
g. Developmental disability	27	2	24	0	1
h. Physical disability	65	13	48	0	4
Physical and Mental Health Conditions at Exit					
a. Mental health problem	107	21	84	0	2
b. Alcohol abuse	6	1	5	0	0
c. Drug abuse	2	0	1	0	1
d. Both alcohol and drug abuse	8	5	3	0	0
e. Chronic health condition	31	6	25	0	0
f. HIV/AIDS and related diseases	1	0	1	0	0
g. Developmental disability	24	2	21	0	1
h. Physical disability	62	14	44	0	4
Physical and Mental Health Conditions for Stayers					
a. Mental health problem	14	0	14	0	0
b. Alcohol abuse	0	0	0	0	0
c. Drug abuse	0	0	0	0	0
d. Both alcohol and drug abuse	1	0	1	0	0
e. Chronic health condition	3	0	3	0	0
f. HIV/AIDS and related diseases	0	0	0	0	0
g. Developmental disability	5	0	5	0	0
h. Physical disability	8	0	8	0	0

Domestic Violence	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
Persons with Domestic Violence History					
a. Yes	137	17	120	0	0
b. No	375	59	305	0	11
c. Don't know / refused	11	3	7	0	1
d. Data not collected	4	1	3	0	0
Total	527	80	435	0	12
Persons Fleeing Domestic Violence					
a. Yes	34	2	32	0	0
b. No	72	11	61	0	0
c. Don't know / refused	6	0	6	0	0
d. Data not collected	25	4	21	0	0
Total	137	17	120	0	0
Living Situation					
Homeless situations					
a1. Emergency shelter	104	13	91	0	0
a2. Transitional housing for homeless persons	2	0	2	0	0
a3. Place not meant for human habitation	90	6	82	0	2
a4. Safe haven	0	0	0	0	0
a5. Interim housing	0	0	0	0	0
Subtotal	196	19	175	0	2
Institutional settings					
b1. Psychiatric facility	0	0	0	0	0
b2. Substance abuse or detox center	0	0	0	0	0
b3. Hospital (non-psychiatric)	3	0	3	0	0
b4. Jail, prison or juvenile detention	2	1	1	0	0
b5. Foster care home or foster care group home	0	0	0	0	0
b6. Long-term care facility or nursing home	0	0	0	0	0
b7. Residential project or halfway house with no homeless criteria	0	0	0	0	0
Subtotal	5	1	4	0	0
Other locations					
c01. PH for homeless persons	3	0	3	0	0
c02. Owned by client, no subsidy	3	2	1	0	0
c03. Owned by client, with subsidy	2	0	2	0	0
c04. Rental by client, no subsidy	94	38	54	0	2
c05. Rental by client, with VASH subsidy	1	1	0	0	0
c06. Rental by client, with GPD TIP subsidy	0	0	0	0	0
c07. Rental by client, with other subsidy	32	2	29	0	1
c08. Hotel or motel paid by client	46	6	35	0	5
c09. Staying or living with friend(s)	66	6	60	0	0
c10. Staying or living with family	74	5	67	0	2
c11. Don't know / refused	3	0	3	0	0
c12. Data not collected	2	0	2	0	0
Subtotal	326	60	256	0	10
Total	527	80	435	0	12

Non-Cash Benefits	At start	At Latest Annual Assessment for Stayers	At Exit for Leavers
Type of Non-Cash Benefit Sources			
a. Supplemental Nutritional Assistance Program	279	0	253
b. WIC	36	0	43
c. TANF Child Care services	11	0	12
d. TANF transportation services	5	0	5
e. Other TANF-funded services	3	0	3
f. Other source	29	0	30

Health Insurance	At start	At Annual Assessment for Stayers	At Exit for Leavers
a. Medicaid	354	0	320
b. Medicare	19	0	21
c. State Children's Health Insurance	234	0	274
d. VA Medical Services	4	0	4
e. Employer-provided health insurance	6	0	6
f. Health insurance through COBRA	3	0	3
g. Private pay health insurance	6	0	4
h. State Health Insurance for Adults	76	0	77
i. Indian Health Services Program	3	0	3
j. Other	4	0	3
k. No health insurance	497	0	330
l. Client doesn't know/Client refused	5	0	4
m. Data not collected	7	1	6
n. Number of stayers not yet required to have an annual assessment	0	167	0
o. 1 source of health insurance	596	0	594
p. More than 1 source of health insurance	45	0	49

Length of Participation

	Total	Leavers	Stayers
Length of Participation — ESG projects			
a. 0 to 7 days	411	348	63
b. 8 to 14 days	135	129	6
c. 15 to 21 days	96	75	21
d. 22 to 30 days	103	92	11
e. 31 to 60 days	258	222	36
f. 61 to 90 days	111	97	14
g. 91 to 180 days	34	21	13
h. 181 to 365 days	4	0	4
i. 366 to 730 days (1-2 yrs.)	0	0	0
j. 731 to 1,095 days (2-3 yrs.)	0	0	0
k. 1,096 to 1,460 days (3-4 yrs.)	0	0	0
l. 1,461 to 1,825 days (4-5 yrs.)	0	0	0
m. More than 1,825 days (>5 yrs.)	0	0	0
n. Data not collected	0	0	0
Total	1,152	984	168

	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
Length of Participation by Household Type					
a. 0 to 7 days	411	50	336	11	14
b. 8 to 14 days	135	21	114	0	0
c. 15 to 21 days	96	4	91	1	0
d. 22 to 30 days	103	0	99	0	4
e. 31 to 60 days	258	5	250	0	3
f. 61 to 90 days	111	1	110	0	0
g. 91 to 180 days	34	0	34	0	0
h. 181 to 365 days	4	1	3	0	0
i. 366 to 730 days (1-2 yrs.)	0	0	0	0	0
j. 731 to 1,095 days (2-3 yrs.)	0	0	0	0	0
k. 1,096 to 1,460 days (3-4 yrs.)	0	0	0	0	0
l. 1,461 to 1,825 days (4-5 yrs.)	0	0	0	0	0
m. More than 1,825 days (>5 yrs.)	0	0	0	0	0
n. Data not collected	0	0	0	0	0
Total	1,152	82	1,037	12	21

Exit Destination—All persons

	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
Permanent destinations					
a01. Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
a02. Owned by client, no ongoing subsidy	1	1	0	0	0
a03. Owned by client, with ongoing subsidy	0	0	0	0	0
a04. Rental by client, no ongoing subsidy	180	41	138	0	1
a05. Rental by client, VASH subsidy	1	1	0	0	0
a06. Rental by client, with GPD TIP housing	0	0	0	0	0
a07. Rental by client, other ongoing subsidy	230	7	219	3	1
a08. Permanent housing for homeless persons	4	0	4	0	0
a09. Staying or living with family, permanent	92	1	91	0	0
a10. Staying or living with friends, permanent	23	1	21	1	0
a11. Rental by client, with RRH subsidy	53	2	50	1	0
Subtotal	584	54	523	5	2
Temporary destinations					
b1. Emergency shelter	144	6	135	3	0
b2. Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
b3. Transitional housing for homeless persons	23	3	20	0	0
b4. Staying with family, temporary tenure	21	7	5	2	7
b5. Staying with friends, temporary tenure	47	1	46	0	0
b6. Place not meant for human habitation	4	1	3	0	0
b7. Safe Haven	0	0	0	0	0
b8. Hotel or motel paid by client	9	0	9	0	0
Subtotal	248	18	218	5	7
Institutional settings					
c1. Foster care home or group foster care home	0	0	0	0	0
c2. Psychiatric hospital or other psychiatric	0	0	0	0	0
c3. Substance abuse treatment facility or detox center	0	0	0	0	0
c4. Hospital or other residential non-psychiatric medical facility	0	0	0	0	0
c5. Jail, prison or juvenile detention facility	0	0	0	0	0
c6. Long term care facility or nursing home	0	0	0	0	0
Subtotal	0	0	0	0	0
Other destinations					
d1. Residential project or halfway house with no homeless criteria	0	0	0	0	0
d2. Deceased	0	0	0	0	0
d3. Other	11	0	11	0	0
d4. Don't know / refused	70	2	62	1	5
d5. Data not collected	71	3	61	0	7
Subtotal	152	5	134	1	12
Total	984	77	875	11	21
Total persons exiting to positive housing destinations	323	7	311	5	0

Homeless Prevention Housing Assessment at Exit	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
a. Able to maintain the housing they had at project start--Without a subsidy	10	7	2	0	1
b. Able to maintain the housing they had at project start--With the subsidy they had at project entry	3	1	1	0	1
c. Able to maintain the housing they had at project start--With an on-going subsidy acquired since project entry	0	0	0	0	0
d. Able to maintain the housing they had at project start--Only with financial assistance other than a subsidy	0	0	0	0	0
e. Moved to new housing unit--With on-going subsidy	1	0	1	0	0
f. Moved to new housing unit--Without an on-going	2	0	2	0	0
g. Moved in with family/friends on a temporary basis	0	0	0	0	0
h. Moved in with family/friends on a permanent basis	0	0	0	0	0
i. Moved to a transitional or temporary housing facility or program	0	0	0	0	0
j. Client became homeless-moving to a shelter or other place unfit for human habitation	0	0	0	0	0
k. Client went to jail/prison	0	0	0	0	0
l. Client died	0	0	0	0	0
m. Client doesn't know/Client refused	0	0	0	0	0
n. Data not collected (no exit interview completed)	248	42	206	0	0
Total	264	50	212	0	2

Number of Veterans	Total	a. Without children	b. With children and adults	c. Unknown household type
a. Chronically homeless veteran	1	0	1	0
b. Non-chronically homeless veteran	9	2	7	0
c. Not a veteran	496	78	410	8
d. Client Doesn't Know/Client Refused	0	0	0	0
e. Data Not Collected	0	0	0	0
Total	506	80	418	8

Number of Chronically Homeless Persons by Household	Total	a. Without children	b. With children and adults	c. With only children	d. Unknown household type
a. Chronically homeless	79	2	76	1	0
b. Not chronically homeless	1,018	72	918	9	19
c. Client Doesn't Know/Client Refused	12	0	12	0	0
d. Data Not Collected	43	8	31	2	2
Total	1,152	82	1,037	12	21

Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	29,200
Total Number of bed-nights provided	28,939
Capacity Utilization	99.11%

Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City receives a limited amount of federal ESG funds as an entitlement city, and accesses additional ESG funds through the State of Wisconsin's annual ETH application process. Other local, state, and federal funds also address homeless and prevention goals outlined in the Consolidated Plan and may have had more of a direct impact on meeting established goals. Activities include supporting the operations of emergency shelter, outreach, prevention, and rapid re-housing. Funding for ESG is considered through goals established in the *Community Plan to Prevent and End Homelessness in Dane County* developed by Dane CoC. Dane CoC's Board of Directors and Core Operating Committee review the HUD system performance measures quarterly for the entire CoC. City of Madison staff participates in Core Operating Committee and attends the CoC Board of Directors meetings. As a result of collaboration among various funders, project outcomes for all CoC, ESG, and City GPR funded projects are established and measured consistently. Project outcome data measured for those programs mirror the HUD system performance measures and include length of time persons remain homeless, exit to or retention of permanent housing, return to homelessness, and change in income.

CR-75 - Expenditures

ESG Expenditures for Homelessness Prevention	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	\$ 45,618	\$ 40,275	\$ 0
Expenditures for Housing Relocation & Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	11,330	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	20,574	0	87,492
Subtotal Homelessness Prevention	\$ 77,522	\$ 40,275	\$ 87,492

ESG Expenditures for Rapid Re-Housing	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	\$ 0	\$ 28,737	\$ 0
Expenditures for Housing Relocation & Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	\$ 0	\$ 28,737	\$ 0

ESG Expenditures for Emergency Shelter	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	\$ 47,119	\$ 47,998	\$ 0
Operations	0	0	47,988
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal Emergency Shelter	\$ 47,119	\$ 47,988	\$ 47,988

Other Grant Expenditures	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
HMIS	\$ 3,500	\$ 2,994	\$ 3,056
Administration	11,464	11,227	11,460
Street Outreach	12,933	0	0

Total ESG Funds Expended	2015	2016	2017
\$ 433,755	\$ 139,605	\$ 131,221	\$ 149,996

Other Funds Expended on Eligible ESG Activities	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Other Non-ESG HUD Funds	\$ 0	\$ 0	\$ 0
Other Federal Funds	0	14,221	17,572
State Government	470,374	0	0
Local Government	90,000	37,814	56,294
Private Funds	45,000	67,647	47,988
Other	6,074	11,539	19,659
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	\$ 611,448	\$ 131,221	\$ 141,513

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
\$ 1,317,937	\$ 751,053	\$ 262,442	\$ 291,509

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 12/31/2012)

Part I Participant Identification			Match Contributions for Federal Fiscal Year	2017
1. Participant No. (assigned by HUD) 39-6005507 / Grantee 15062	2. Name of the Participating Jurisdiction CITY OF MADISON		3. Name of Contact (person completing this report) Linette Rhodes	
5. Street Address of the Participating Jurisdiction RM 225 MADISON MUNICIPAL BLDG, 215 MARTIN LUTHER KING JR BLVD / PO BOX 2627			4. Contact's Phone Number (include area code) (608) 261-9240	
6. City MADISON	7. State WISCONSIN	8. Zip Code 53703 / 53701-2627		

Part II Fiscal Year Summary		
1. Excess match from prior Federal fiscal year	\$	4,685,076.35
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	256,384.45
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 4,941,460.80
4. Match liability for current Federal fiscal year		\$ 47,950.00
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 4,893,510.80

Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
CWD- DD016 2016	1/1/2017	-	106,468.65	-	-	-	-	\$ 106,468.65
CWD-DD015 2015	1/1/2016	-	79,915.80	-	-	-	-	\$ 79,915.80
CDA-DE005 2014	12/5/2014	70,000.00	-	-	-	-	-	\$ 70,000.00
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FINAL TOTAL		\$ 70,000.00	\$ 186,384.45	\$ -	\$ -	\$ -	\$ -	\$ 256,384.45

Name of the Participating Jurisdiction CITY OF MADISON								Federal Fiscal Year (yyyy) 2017
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	5,346,313.84
02 ENTITLEMENT GRANT	1,713,116.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	1,545,545.48
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(143,446.94)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	8,461,528.38

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,859,974.51
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(192,726.73)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,667,247.78
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	365,780.89
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	226,937.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	3,259,965.67
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	5,201,562.71

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	2,859,974.51
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(192,726.73)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	2,667,247.78
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2017 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	2,667,247.78
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,667,247.78
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	416,744.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	416,744.00
32 ENTITLEMENT GRANT	1,713,116.00
33 PRIOR YEAR PROGRAM INCOME	1,928,244.29
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(207,345.04)
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	3,434,015.25
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.14%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	365,780.89
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	226,937.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	592,717.89
42 ENTITLEMENT GRANT	1,713,116.00
43 CURRENT YEAR PROGRAM INCOME	1,545,545.48
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(143,446.94)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	3,115,214.54
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.03%



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
(exp. 11/30/2018)

Disbursement Agency
CITY OF MADISON
210 MARTIN LUTHER KING JR BOULEVARD, MADISON, WI 53710
39-6005507

Reporting Entity
CITY OF MADISON
30 W Mifflin St, Ste 800 PO Box 2627, MADISON, WI 53701

Dollar Amount:	\$1,713,116.00
Contact Person:	Anne Kenny
Date Report Submitted:	03/19/2018

Reporting Period		Program Area Code	Program Area Name
From	To		
01/01/2017	12/31/2017	CDB1	Community Devel Block Grants

The expenditure of these funds did not result in any covered contracts or new hires during the 12-month period selected.



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
(exp. 11/30/2018)

Disbursement Agency
CITY OF MADISON
210 MARTIN LUTHER KING JR BOULEVARD, MADISON, WI 53710
39-6005507

Reporting Entity
CITY OF MADISON
30 W Mifflin St, Ste 800 PO Box 2627, MADISON, WI 53701

Dollar Amount	\$1,020,724.00
Contact Person	Anne Kenny
Date Report Submitted	03/19/2018

Reporting Period		Program Area Code	Program Area Name
From	To		
01/01/2017	12/31/2017	HOME	HOME Program

Part I: Employment and Training

Job Category	Number of New Hires	Number of New Hires that Are Sec. 3 Residents	Aggregate Number of Staff Hours Worked	Total Staff Hours for Section 3 Employees	Number of Section 3 Trainees
Laborer	0	0	0	0	0
Finish Carpentry	0	0	0	0	0
Plumbing	0	0	0	0	0
HVAC	0	0	0	0	0
Rough Carpentry	0	0	0	0	0
Drywall /Painting	0	0	0	0	0
Electrical	0	0	0	0	0
Landscaping	0	0	0	0	0
Trainee-Carpentry	6	6	0	0	6

Total New Hires	6
Section 3 New Hires	6
Percent Section 3 New Hires	100.0%
Total Section 3 Trainees	6
The minimum numerical goal for Section 3 new hires is 30%.	

Part II: Contracts Awarded

Construction Contracts	
Total dollar amount of construction contracts awarded	\$230,276.80
Total dollar amount of contracts awarded to Section 3 businesses	\$12,932.60
Percentage of the total dollar amount that was awarded to Section 3 businesses	5.62%
Total number of Section 3 businesses receiving construction contracts	2
The minimum numerical goal for Section 3 construction opportunities is 10%.	

Non-Construction Contracts	
Total dollar amount of all non-construction contracts awarded	\$0.00
Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$0.00
Percentage of the total dollar amount that was awarded to Section 3 businesses	0.0%
Total number of Section 3 businesses receiving non-construction contracts	0
The minimum numerical goal for Section 3 non-construction opportunities is 3%.	

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.	
Yes	Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
Yes	Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
Yes	Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
Yes	Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
No	Other; describe below.
<p>The City of Madison requires recipients and their contractors to demonstrate good faith efforts to utilize Section 3 Business Concerns and hire Section 3 Residents on Section 3-covered construction and rehab projects. Most of the projects and programs receiving HOME funds are not subject to Section 3 requirements. The City has expanded its employment and training initiative, especially in the construction trades, for low-income residents. In 2017, the City of Madison continued to work extensively with our CPD and PHA counterparts at the City and County to implement a coordinated, regional approach to Section 3 policies, procedures, and forms. We have a jointly certified pool of Section 3 Business Enterprises (S3BEs), one of which is our local YouthBuild organization. For 2017, we only had 2 certified S3BEs working on City-funded construction projects and did not meet the 10% goal for construction contracts. The City of Madison will take steps to ameliorate this deficiency in the future by continuing to have recipients and contractors make good faith efforts to utilize Section 3 Business Concerns and hire Section 3 Residents. At this time, despite targeted recruitment efforts, we do not have any certified non-construction S3BEs, which poses an impediment to achieving this goal.</p>	



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
(exp. 11/30/2018)

Disbursement Agency
CITY OF MADISON
210 MARTIN LUTHER KING JR BOULEVARD, MADISON, WI 53710
39-6005507

Reporting Entity
CITY OF MADISON
30 W Mifflin St, Ste 800 PO Box 2627, MADISON, WI 53701

Dollar Amount:	\$152,813.00
Contact Person:	Anne Kenny
Date Report Submitted:	03/19/2018

Reporting Period		Program Area Code	Program Area Name
From	To		
01/01/2017	12/31/2017	EMRG	Emergency Shelter Grants

The expenditure of these funds did not result in any covered contracts or new hires during the 12-month period selected.

This certification is applicable.
 This certification does not apply.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing. The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan. It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying. To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and,
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction. The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan. The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3. It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official:



Paul R. Soglin, Mayor of Madison

07 February 2018

Date

- | |
|--|
| <input checked="" type="checkbox"/> This certification is applicable.
<input type="checkbox"/> This certification does not apply. |
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SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation. It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan. Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570.)

Following a Plan. It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds. It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2017, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force. It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance With Anti-Discrimination Laws. The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint. Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws. It will comply with applicable laws.

Signature of Authorized Official:



Paul R. Soglin, Mayor of Madison

07 February 2018
Date

- This certification is applicable.
- This certification does not apply.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official:

Paul R. Soglin, Mayor of Madison

Date

- This certification is applicable.
 This certification does not apply.

SPECIFIC HOME CERTIFICATIONS

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance. If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs. It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance. Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature of Authorized Official:



Paul R. Soglin, Mayor of Madison



Date

This certification is applicable.
 This certification does not apply.

ESG CERTIFICATIONS

The Emergency Solutions Grants Program Recipient certifies that:

Major Rehabilitation/Conversion. If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs. In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation. Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services. The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds. The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

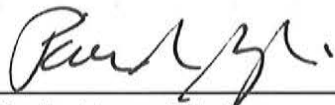
Confidentiality. The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Involvement of Homeless Persons. To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan. All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy. The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official:



Paul R. Soglin, Mayor of Madison

07 February 2018

Date

- | |
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| <input type="checkbox"/> This certification is applicable.
<input checked="" type="checkbox"/> This certification does not apply. |
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HOPWA CERTIFICATIONS

The HOPWA grantee certifies that:

Activities. Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building. Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility; or,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official:

Paul R. Soglin, Mayor of Madison

Date

- | |
|--|
| <input checked="" type="checkbox"/> This certification is applicable.
<input type="checkbox"/> This certification does not apply. |
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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.