## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In 2023, the City of Racine dedicated $2.6 million from its federal housing and community development grant funds, along with program income, toward shaping the community's future. These funds were distributed across diverse initiatives, encompassing public facilities, including public facilities and special assessments for the purpose of code enforcement and clearance, enhancements to Marquette Park, upgrades to the city transit center, and the installation of new energy-efficient LED streetlights. Additionally, financial resources were directed towards bolstering public services, encompassing programs such as adult basic education, citizenship initiatives, computer literacy programs, support for the reintegration of incarcerated individuals, and investments in microenterprises.

Throughout 2023, the City of Racine actively pursued several key initiatives:

* The Rental Empowerment and Neighborhood Tenant Services (RENTS) program persisted in its mission to enhance rental housing citywide. This initiative focused on bolstering renter protections, ensuring property owners upheld maintenance standards, and facilitating resources for property improvements. Specifically targeting the city's Low- to Moderate-Income (LMI) census tracts, the program conducted inspections on 382 rental properties, with 153 located within the City's Neighborhood Stabilization and Enhancement District (NSED).
* The ongoing implementation of "Smart Street Lights" for LMI Census Tracts, designed for enhanced energy efficiency and maintained under the control of the City of Racine.
* The issuance of nine CDBG Home Improvement Loans.
* The provision of 28 grants, totaling $175,000, to support microenterprises within Low- to Moderate-Income communities.

**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.

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Goal** | **Category** | **Source / Amount** | **Indicator** | **Unit of Measure** | **Expected – Strategic Plan** | **Actual – Strategic Plan** | **Percent Complete** | **Expected – Program Year** | **Actual – Program Year** | **Percent Complete** |
| Administration | Administration | CDBG: $ / HOME: $ / ESG: $ | Other | Other | 6 | 0 |  0.00% | 6 | 0 |  0.00% |
| Blight Elimination | Non-Housing Community Development | CDBG: $ | Buildings Demolished | Buildings | 0 | 0 |   | 1 | 7 |  700.00% |
| Code Enforcement | Affordable Housing | CDBG: $ | Housing Code Enforcement/Foreclosed Property Care | Household Housing Unit | 13905 | 244 |  1.75% | 660 | 382 |  57.88% |
| Economic Mobility | Non-Housing Community Development | CDBG: $ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 875 |   |   |   |   |
| Economic Mobility | Non-Housing Community Development | CDBG: $ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 675 | 868 |  128.59% | 0 | 97 |   |
| Economic Mobility | Non-Housing Community Development | CDBG: $ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0 |   | 100 | 0 |  0.00% |
| Homelessness Services | Affordable HousingHomeless | ESG: $ | Homeless Person Overnight Shelter | Persons Assisted | 660 | 662 |  100.30% | 350 | 0 |  0.00% |
| Homelessness Services | Affordable HousingHomeless | ESG: $ | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds | 0 | 0 |   | 350 | 0 |  0.00% |
| Homelessness Services | Affordable HousingHomeless | ESG: $ | Homelessness Prevention | Persons Assisted | 0 | 120 |   | 10 | 0 |  0.00% |
| Homeownership Services and Community Stabilization | Affordable HousingNon-Housing Community Development | CDBG: $ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 576 |   | 0 | 330 |   |
| Homeownership Services and Community Stabilization | Affordable HousingNon-Housing Community Development | CDBG: $ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 405 | 0 |  0.00% | 323 | 0 |  0.00% |
| Homeownership Services and Community Stabilization | Affordable HousingNon-Housing Community Development | CDBG: $ | Homeowner Housing Added | Household Housing Unit | 2 | 2 |  100.00% |   |   |   |
| Homeownership Services and Community Stabilization | Affordable HousingNon-Housing Community Development | CDBG: $ | Homeowner Housing Rehabilitated | Household Housing Unit | 0 | 5 |   | 0 | 5 |   |
| Microenterprise Assistance | Non-Housing Community Development | CDBG: $ | Facade treatment/business building rehabilitation | Business | 0 | 0 |   |   |   |   |
| Microenterprise Assistance | Non-Housing Community Development | CDBG: $ | Businesses assisted | Businesses Assisted | 154 | 99 |  64.29% | 23 | 0 |  0.00% |
| New Homeownership Housing | Affordable Housing | HOME: $ | Homeowner Housing Added | Household Housing Unit | 5 | 6 |  120.00% | 2 | 1 |  50.00% |
| New Homeownership Housing | Affordable Housing | HOME: $ | Direct Financial Assistance to Homebuyers | Households Assisted | 15 | 0 |  0.00% |   |   |   |
| Public Infrastructure and Facilities | Non-Housing Community Development | CDBG: $ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1102 | 63160 |  5,731.40% | 393 | 6030 |  1,534.35% |
| Public Infrastructure and Facilities | Non-Housing Community Development | CDBG: $ | Buildings Demolished | Buildings | 0 | 6 |   | 0 | 1 |   |
| Rental Housing | Affordable HousingNon-Homeless Special Needs | HOME: $ | Rental units rehabilitated | Household Housing Unit | 0 | 4 |   | 2 | 3 |  150.00% |
| Rental Housing | Affordable HousingNon-Homeless Special Needs | HOME: $ | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 140 | 22 |  15.71% |   |   |   |
| Support for Existing Owner Housing | Affordable Housing | CDBG: $ | Homeowner Housing Rehabilitated | Household Housing Unit | 111 | 5 |  4.50% | 4 | 9 |  225.00% |
| Viable CHDOs | Affordable Housing | HOME: $ | Homeowner Housing Added | Household Housing Unit | 5 | 2 |  40.00% | 1 | 2 |  200.00% |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**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.**

The priorities in 2023 were: Support for Existing Owner Housing, New Homeownership Housing, Viable CHDOs, Homelessness Services, Code Enforcement, Public Infrastructure and Special Assessment, and the Financial Management and Administration of CDBG/HOME/ESG Programs.
The City's Homeowner Repair Loan/Grant Program extended assistance to nine existing owner housing units.
The rehabilitation of 1637 Packard Ave. not only enhanced the property but also contributed to the promotion of new homeownership housing.
The city utilized funds for Other Real Property Improvements from Code Enforcement, proactive inspections were conducted within the city’s unique Neighborhood Stabilization and Enhancement District, aiming to ensure safe and habitable homes for renters.
Furthermore, the revitalization of the Marquette Street basketball court was made possible through CDBG funding as part of the Public Facilities & Special Assessments allocation.

## 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)**

|  |  |  |
| --- | --- | --- |
|  | **CDBG** | **HOME** |
| White | 215 | 5 |
| Black or African American | 274 | 6 |
| Asian | 2 | 0 |
| American Indian or American Native | 0 | 0 |
| Native Hawaiian or Other Pacific Islander | 0 | 0 |

|  |  |  |
| --- | --- | --- |
|  |  |  |
| **Total** | **491** | **11** |

|  |  |  |
| --- | --- | --- |
|  |  |  |
| Hispanic | 131 | 1 |
| Not Hispanic | 360 | 10 |

|  |
| --- |
| **Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)** |
|  | **HESG** |
| American Indian, Alaska Native, or Indigenous | 4 |
| Asian or Asian American | 1 |
| Black, African American, or African | 393 |
| Hispanic/Latina/e/o | 0 |
| Middle Eastern or North African | 0 |
| Native Hawaiian or Pacific Islander | 1 |
| White | 265 |
| Multiracial | 0 |
| Client doesn't know | 0 |
| Client prefers not to answer | 0 |
| Data not collected | 0 |
| **Total** | **664** |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

## CR-15 - Resources and Investments 91.520(a)

**Identify the resources made available**

|  |  |  |  |
| --- | --- | --- | --- |
| **Source of Funds** | **Source** | **Resources Made Available** | **Amount Expended During Program Year** |
| CDBG | public - federal | 1,808,710 | 2,792,013 |
| HOME | public - federal | 660,044 | 49,740 |
| ESG | public - federal | 163,852 | 275,361 |

Table 3 - Resources Made Available

**Narrative**

**Identify the geographic distribution and location of investments**

|  |  |  |  |
| --- | --- | --- | --- |
| **Target Area** | **Planned Percentage of Allocation** | **Actual Percentage of Allocation** | **Narrative Description** |
| City of Racine | 75 |   |   |
| Greater Uptown NRSA |   |   |   |
| LMI Census Tracts | 25 |   |   |
| Neighborhood Stabilization and Enhancement District |   |   |   |

Table 4 – Identify the geographic distribution and location of investments

**Narrative**

**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.**

2023 Federal Funds were leveraged for the following projects:

* The City partnered with Racine Revitalization Partnership (RRP) to provide an allocation of up to $240,000 from the Community Development Block Grant (CDBG) Revolving Loan Fund ($120,000 - Forgivable; $120,000 Loan). This 3-unit property will be utilized for domestic violence survivors through collaboration with the Women’s Resource Center and Bethany Apartments and a master lease with RRP.
* Subrecipients who received ESG funding were required to have a 1:1 ESG match on their spending.
* The City has completed rehabilitation of 1637 Packard with a mix of CDBG and American Rescue Plan Act (ARPA funds); the property has been on the market for five (5) months with a few failed purchase attempts.

| **Fiscal Year Summary – HOME Match** |
| --- |
| 1. Excess match from prior Federal fiscal year | 1,861,527 |
| 2. Match contributed during current Federal fiscal year | 0 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | 1,861,527 |
| 4. Match liability for current Federal fiscal year | 0 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 1,861,527 |

Table 5 – Fiscal Year Summary - HOME Match Report

|  **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** |
|  |  |  |  |  |  |  |  |  |

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

| **Program Income** – Enter the program amounts for the reporting period |
| --- |
| **Balance on hand at begin-ning 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****$** |
| 0 | 87,097 | 0 | 0 | 87,097 |

Table 7 – Program Income

|  |
| --- |
| **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** |
|  |  |  |  |  |  |  |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |

|  |
| --- |
| **Sub-Contracts** |
|  |  |  |  |  |  |  |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Total** | **Women Business Enterprises** | **Male** |

|  |
| --- |
| **Contracts** |
|  |  |  |  |
| Dollar Amount | 0 | 0 | 0 |
| Number | 0 | 0 | 0 |

|  |
| --- |
| **Sub-Contracts** |
|  |  |  |  |
| Number | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 |

Table 8 - Minority Business and Women Business Enterprises

|  |
| --- |
| **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 |

Table 9 – Minority Owners of Rental Property

|  |
| --- |
| **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 |

|  |  |  |
| --- | --- | --- |
|  | **Number** | **Cost** |
| 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 |

Table 10 – Relocation and Real Property Acquisition

## CR-20 - Affordable Housing 91.520(b)

**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.**

|  | One-Year Goal | Actual |
| --- | --- | --- |
| Number of Homeless households to be provided affordable housing units | 156 | 602 |
| Number of Non-Homeless households to be provided affordable housing units | 23 | 22 |
| Number of Special-Needs households to be provided affordable housing units | 25 | 65 |
| **Total** | **204** | **689** |

Table 11 – Number of Households

|  | One-Year Goal | Actual |
| --- | --- | --- |
| Number of households supported through Rental Assistance | 30 | 22 |
| Number of households supported through The Production of New Units | 2 | 0 |
| Number of households supported through Rehab of Existing Units | 9 | 4 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| **Total** | **41** | **26** |

Table 12 – Number of Households Supported

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

In 2023, the City of Racine made significant strides in its housing initiatives, achieving several key goals outlined in the Annual Action Plan (AAP).

* Support for Existing Owner Housing: The goal of rehabilitating nine household units was met through the City’s Homeowner Repair Loan Program. However, a challenge was encountered due to the time-consuming nature of Section 5 Income-Verification.
* New Homeownership Housing: The collaboration with Racine’s CHDO, RRP, resulted in the successful development of two single-family units at 939 Center St. and 620 Hubbard Ave., both sold to LMI households without any challenges.
* Rental Housing: The rehabilitation goal for at least two rental units was exceeded with the rehabilitation of the three-unit property, earmarked for domestic violence survivors in 2024 through collaboration with the Women's Resource Center and Bethany House.
* CHDO Funding: The city successfully provided both development and operating HOME funds to RRP, enabling the rehabilitation of three units and the construction of two new homes. However, the city strives for continued progress and effective communication while executing this initiative.
* ESG Homeless Services: The city funded three Rapid Rehousing Programs, assisting 32 individuals from 22 households.
* Code Enforcement: The city inspected a significant number of rental properties (382), meeting the goal of proactive inspections on a tenant-requested basis without any challenges.
* Economic Mobility: Goals were achieved through funding to various organizations, including extended hours at community centers, re-entry programs, and two adult education classes. However, Legal Action’s Civil Legal Aid program couldn't be fully implemented as the perceived need exceeded the actual demand.
* Homeownership Services and Community Stabilization: Funding for Homebuyer Education & Counseling Program was successful and 207 people went through the program learning about purchasing and owning a home.
* Microenterprise Assistance: The goal of assisting 30 microenterprises was surpassed through funding to WWBIC, aiding 53 microenterprises without encountering challenges.
* Public Infrastructure and Facilities: Goals were met by allocating funds for Marquette St. Basketball Court improvements and Transit Center rehabilitation without any challenges.
* Blight Elimination: The city successfully demolished seven properties in LMI Census Tracts, surpassing the goal of removing one blighted building.
* Lincoln King Redevelopment Project: The Division of Economic Development and Housing initiated the creation of the Lincoln-King NRSA in 2023 as part of a comprehensive strategy for neighborhood revitalization in the future.

**Discuss how these outcomes will impact future annual action plans.**

**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.**

|  |  |  |
| --- | --- | --- |
| **Number of Households Served** | **CDBG Actual** | **HOME Actual** |
| Extremely Low-income | 129 | 0 |
| Low-income | 27 | 0 |
| Moderate-income | 15 | 0 |
| **Total** | **171** | **0** |

Table 13 – Number of Households Served

**Narrative Information**

## CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**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 Racine Local Continuum of Care (CoC) actively addresses homelessness through a collaborative approach with both public and private agencies. The utilization of non-city Emergency Solution Grant (ESG) funds provided by the City of Racine for street outreach and counseling services reflects a commitment to addressing the multifaceted needs of individuals experiencing homelessness.

The Coordinated Entry System is a crucial component of the community's response to homelessness, streamlining access to housing and services while tailoring support to individual needs. By utilizing the Coordinated Entry Assessment tools and Diversion Interventions, the CoC is able to effectively identify suitable housing options and provide timely referrals to necessary resources, ultimately reducing the time individuals and families spend experiencing homelessness.

This holistic approach not only addresses immediate housing needs but also works towards long-term solutions by connecting individuals with appropriate support services. It's a model that emphasizes collaboration, efficiency, and compassion in tackling the complex issue of homelessness.

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

The utilization of the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) by all city ESG grantees in Racine is a strategic approach to addressing homelessness. By prioritizing the most vulnerable individuals for emergency shelter and Rapid Rehousing rather than relying solely on a "first-come-first-served" model, the tool ensures that those in the greatest need receive immediate assistance. This not only helps to provide shelter for those who need it most but also works to reduce the number of unhoused homeless individuals living on the streets.

It's notable that in 2023, Racine CoC-affiliated agencies provided emergency shelter to 764 people experiencing homeless and 602 households.

The annual Point in Time Street Outreach Event hosted by the Racine CoC is critical in identifying and reaching out to individuals experiencing homelessness in the community. By mobilizing local CoC members, homeless service providers, and volunteers, this event provides an opportunity to offer shelter, support, and other services to those in need one night in January and July. The participation of community members in these events highlights a collective effort to address homelessness and provide assistance to vulnerable individuals.

Overall, these initiatives demonstrate a comprehensive and proactive approach to addressing homelessness in Racine, focusing on prioritizing assistance to the most vulnerable individuals while also engaging the community in outreach efforts to connect those in need with essential services.

**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 ongoing support provided by the City of Racine to the Local CoC and its programs underscores the commitment to addressing homelessness and housing instability within the community. With over two decades of existence, the Racine CoC has established itself as a well-organized entity responsible for implementing CoC regulations and driving initiatives to support individuals experiencing homelessness.

In 2023, the Racine CoC continued its strategic planning efforts, focusing on three priority areas: Homeless Preventive Services, streamlining of Housing Resources, and Battling Stereotypes of Homelessness. These areas of focus demonstrate a comprehensive approach to addressing the root causes of homelessness and working towards sustainable solutions.

The maintenance of the Homelessness and Housing Alliance as the advocacy and service arm of the CoC's work further emphasizes the dedication to supporting individuals in need and advocating for policies and programs that address homelessness effectively.

Collaboration between the city and the local CoC in developing allocation and monitoring plans for ESG funding, including Emegency Shelter, Street Outreach and Rapid Rehousing, highlights the importance of partnership in implementing successful initiatives. Preventive services, such as mental health, substance use, social connections and employment training are crucial in addressing housing instability before it leads to homelessness.

Additionally, the success of Rapid Re-housing services in moving families from shelter into permanent housing demonstrates the effectiveness of proactive approaches in addressing homelessness.

Overall, the continued partnership between the City of Racine and the local CoC exemplifies a coordinated and proactive effort to address homelessness and housing instability, ultimately working towards creating a more inclusive and supportive community for all residents.

**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**

By utilizing ESG funds to create Rapid Rehousing programs in collaboration with organizations like Lutheran Social Services and Racine Vocational Ministries, the City of Racine is effectively leveraging resources to provide immediate housing solutions to individuals experiencing homelessness. This approach not only addresses the immediate need for shelter but also helps individuals transition into stable housing situations more quickly, thus reducing the overall duration of homelessness.

Additionally, the allocation of funds for shelter operations and homeless prevention reflects a comprehensive strategy to support individuals at various stages of their housing journey. By continuing to partner with organizations prioritizing homeless services and providing wrap-around housing development services, the City of Racine demonstrates its commitment to sustainable solutions and supporting vulnerable populations within the community. This collaborative effort is essential for addressing the complex challenges of homelessness and working towards long-term solutions for housing stability and security.

## CR-30 - Public Housing 91.220(h); 91.320(j)

**Actions taken to address the needs of public housing**

Post COVID regionally and within the City of Racine, both multi-family and single-family developments have experienced a period of stagnation in the affordable rental and homeownership housing sectors.

To address this challenge, the Housing Authority of Racine County (HARC) has actively promoted the use of Housing Choice Vouchers, aiming to facilitate individuals in locating and affording accessible units within the Racine County housing market. HARC 's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The Public Housing Authority (PHA) aims to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

Racine Revitalization Partnership (RRP) successfully sold two completed homes in early 2023, 939 Center St. and 620 Hubbard Ave. Further, 939 Center St. sold for $127,000 and 620 Hubbard Ave. sold for $144,000. Additionally, RRP concluded the renovation on a three-unit HOME-assisted property in 2023. Through its collaborative efforts with the Women's Resource Center and Bethany House, this property is earmarked to be rented out to domestic violence persons in 2024. Looking ahead, RRP has secured funding for the new construction of two single-family HOME-assisted units located at 1202 and 1204 Highland Ave, it is their intention to sell these during the 2024 fiscal year.

These initiatives reflect the City of Racine's concerted efforts to address city-wide housing needs and support its citizenry.

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

The Housing Authority of Racine County (HARC) is dedicated to nurturing robust communication channels with both its voucher participants and partner agencies. Through ongoing dialogue and engagement initiatives, HARC endeavors to create an inclusive environment where all stakeholders feel heard and valued.

In pursuit of this commitment, HARC not only maintains a consistent line of communication but also proactively seeks to strengthen it. This is achieved through regular public hearings, providing a platform for open discourse and feedback gathering. These hearings serve as crucial forums for residents to voice concerns, share experiences, and propose ideas for improvement.

Moreover, HARC has implemented comprehensive complaint and suggestion channels, ensuring that residents have accessible avenues to express their thoughts and contribute to the enhancement of housing programs and services. By actively soliciting input from residents, HARC demonstrates its dedication to responsive governance and community-centered decision-making.

Through these concerted efforts, HARC fosters a culture of resident engagement and empowerment, recognizing that the collective voice of stakeholders is integral to shaping policies and initiatives that reflect the needs and aspirations of the community. By prioritizing transparency, accessibility, and inclusivity in its communication strategies, HARC strengthens its partnerships, fosters trust, and ultimately advances its mission of providing quality housing solutions for all residents of Racine County.

**Actions taken to provide assistance to troubled PHAs**

HARC strives for professionalism and effectiveness in its operations. As an indication of its commitment to the community, HARC has not been designated as troubled by any relevant authorities or agencies.

## 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)**

The following actions were taken:

The 2020-2024 Consolidated Plan for the City of Racine has identified several barriers to affordable housing:

* Economic Development: The city has faced challenges in stimulating economic growth and attracting new businesses, particularly in the wake of economic fluctuations and post-COVID dynamics.
* Affordable Housing: Like many other urban areas, Racine continues to grapple with affordable housing issues. Historical housing costs, limited availability of affordable units, and disparities in housing access strain residents' financial security and exacerbate social inequalities. Acknowledging that a majority of Racine’s housing stock is decades beyond its useful life.

To address these barriers, the City has adopted a multi-faceted approach, leveraging federal funding priorities and implementing various city policies.

As outlined in the Consolidated Plan, the City's commitment to addressing housing challenges involves the continuation of housing repair and rehabilitation programs tailored for low-to-moderate-income households. In the year 2023, the City issued nine CDBG Housing Rehab Loans, demonstrating a concrete step towards improving housing conditions. Additionally, recognizing the importance of efficiency and scalability, efforts were initiated in 2023 to revamp the Rehab Loan program, with the aim of streamlining processes and increasing the volume of loans in the coming years.

Moreover, the City of Racine has successfully launched a neighborhood Tax Increment District (TID) home repair grant and an enhancement grant. While these initiatives have yielded positive outcomes, residents outside the TID have expressed a need for similar grant opportunities. The city is responsive to these concerns and intends to consider the expansion of grant programs to benefit a broader resident base, a consideration to be factored into future Annual Action Plans. This adaptive and inclusive approach underscores the City's commitment to addressing diverse housing needs and fostering community development.

In 2022, the City of Racine initiated a collaboration with Legacy Redevelopment Corporation, establishing a partnership aimed at offering technical assistance and microenterprise forgivable loans to businesses. This collaborative effort persisted through 2023, underscoring the City's commitment to supporting and uplifting businesses.

Building on the success of this partnership, the city continued its collaborative efforts in 2023, this time in conjunction with WWBIC (Wisconsin Women's Business Initiative Corporation). The allocated funds were strategically utilized to assist microenterprises in their business endeavors. This sustained commitment to microenterprises reflects the City's proactive approach to fostering economic development and resilience within the community.

In an overarching acknowledgment of evolving needs, the city is cognizant that the Zoning Code has remained unchanged since 1973. Recognizing the importance of keeping building regulations current, in 2023 the City began the process of updating zoning regulations in a comprehensive update to the Zoning Code, demonstrating a forward-looking approach to address the evolving dynamics of the community.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The following actions were taken:

Racine's ongoing efforts to meet the needs of underserved residents have encountered a predominant obstacle: a shortage of funds. Despite this challenge, city staff and elected officials have remained steadfast in their commitment to collaborating with local agencies. This collaboration aims to maximize the impact of HUD dollars by leveraging alternate funding sources and volunteer resources, allowing the city to address a larger portion of the community's needs.

Diverse funding streams, including federal, state, and local governments, as well as private sector contributions, are actively explored to bridge the financial gap. In addition to financial constraints, the city has also worked with community organizations to address issues related to institutional structure.

In a strategic move to better align with departmental goals, the City of Racine Department of City Development underwent a reorganization in 2023. The Neighborhood Services Division was renamed the Economic Development & Housing Division, signaling a shift towards a more comprehensive approach. The newly established division has outlined key goals, including maintaining HUD guidelines, supporting the Neighborhood Enhancement Division, updating and streamlining housing loan products, engaging in land banking and neighborhood investment, and administering Neighborhood Tax Increment District (TID) grant funds. Collaboration with various stakeholders, including municipal departments, non-profit and for-profit entities, banks, and most importantly, community members, is integral to the division's mission. The overarching aim is to create vibrant, thriving spaces, foster opportunity, instill a sense of community pride, and increase homeownership.

Notably, the City of Racine continues its commitment to fair housing practices. The Department of City Development maintains a fair housing budget and allocates members of the Economic Development and Housing Division staff to respond and provide resources to citizens. The City's Affirmative Action and Human Rights Commission convenes monthly to address equity concerns.

* In 2023, the Fair Housing Brochure was updated and extensively distributed, reaching nonprofits, realtor groups, landlord associations, Racine County Housing Authority, and concerned residents. The brochure was also disseminated to members of Racine County and the City Continuum of Care.
* The City of Racine's RENTS program inspectors ensure the distribution of the Fair Housing Brochure to all households they engage with, further reinforcing the commitment to fair housing principles throughout the community.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The following actions were taken to address obstacles including:

* The City of Racine Department of City Development took proactive steps to address the issue of lead contamination, a known environmental hazard. To bolster effort, seven staff members underwent training in Lead Risk Assessment. This specialized training equips them with the necessary knowledge and skills to effectively manage remediation, testing, and advance safe practices associated with lead hazards.

In further support of their initiatives, the City of Racine has acquired a XRF lead testing machine. This equipment enhances the capabilities of trained staff, enabling more efficient and accurate lead testing processes.

* The overarching goals of the Department of City Development encompass comprehensive lead education, home lead abatement, and lead-safe contractor training. By investing in staff training and acquiring advanced testing equipment, the City demonstrates a proactive commitment to mitigating the risks posed by lead contamination and safeguarding the health and well-being of its residents.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The following actions were taken:

Poverty in Racine is intricately tied to a persistently high unemployment rate and the significant loss of numerous well-paying manufacturing jobs since the early 1980's. Consequently, a fundamental focus of the city's community development strategy centers around job creation and fostering a robust economic environment. The city is concurrently navigating the ongoing recovery from the longer lasting impacts of COVID-19.

Consistent with previous years, in 2023, the city directed its grant funds towards various economic development initiatives. These efforts encompassed providing microenterprise emergency funding to avert closures and preserve jobs, facilitating the disposition, redevelopment, acquisition, renovation, and clearance of commercial/industrial properties, offering technical assistance to minority and women-owned businesses, disbursing low-interest business loans, supporting job skills training, promoting literacy education, and delivering compensatory education initiatives. Through these multifaceted economic development activities, the city aims to address the root causes of poverty and contribute to the overall revitalization and sustainability of the community.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Racine, along with its administrative departments, remains actively engaged in collaborative efforts within the community. Continued participation in meetings and activities of organizations like the Racine County Continuum of Care underscores the city's commitment to addressing housing and homelessness issues comprehensively. City staff also cultivates relationships with entities dedicated to the economic development of Racine and the broader Milwaukee-Racine metropolitan area, actively contributing to the development of new partnerships and organizations to advance this shared goal.

The city has sustained its collaboration with area nonprofit organizations, playing a pivotal role in the establishment of a Community-Based Development Organization (CBDO) and a Community Housing Development Organization (CHDO) in 2018. Notably, the Racine Revitalization Partnership (RRP) was re-certified in 2023, affirming its continued commitment to the rehabilitation and sale of single-family homes. RRP also engages in partnerships with local domestic violence shelters and homeless service agencies, working collaboratively to create permanent supportive housing and further housing redevelopment initiatives.

Additionally, the city maintains its focus on environmental sustainability by actively addressing brownfield conditions throughout all areas of the community. This commitment aligns with broader efforts to enhance the overall livability and health of the community.

City staff actively pursued professional development in 2023, participating in various training programs to enhance project delivery and fortify the institutional structure. Some notable training and certifications undertaken in 2023 include Build America, Buy America Act, HOME ARP Allocation Planning, CDBG Annual Action Planning, and the initiation of monthly check-ins with the HUD CPD representative, a practice that began in 2022. These efforts underscore the city's dedication to staying abreast of industry best practices and ensuring the effective implementation of community development projects.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Recognizing the challenges posed by declining public funding at both state and federal levels for housing and social service agencies, city staff and elected officials in Racine remain proactive in their collaborative efforts with agencies. The goal is to identify alternative funding sources that can augment resources and enable a more substantial response to the community's needs. This concerted effort involves exploring partnerships and securing support from federal, state, and local governments, as well as seeking private sector funding.

In 2023, the City of Racine initiated steps to explore the utilization of Opportunity Zones incentives for housing and economic development, demonstrating a commitment to resource diversification. More specifically, city staff commenced drafting a Neighborhood Revitalization Strategy Area (NRSA) for the Lincoln-King area, aligning with the redevelopment plan and state grant objectives. These proactive measures underscore the city's adaptability and innovation in addressing community challenges.

Moreover, the City of Racine has taken concrete steps to address violence reduction within the community. A Violence Reduction Grant for Nonprofit Organizations has been established, funded through ARPA (American Rescue Plan Act) funds. This initiative can be complemented with Community Development Block Grant (CDBG) public service funds, offering a comprehensive approach to enhancing public safety.

In a parallel effort, the City of Racine has contributed to the new construction of two single-family units for sale using HOME funds. This demonstrates a tangible investment in expanding the housing supply and promoting homeownership within the community, even amid evolving financial landscapes. The City's multifaceted approach underscores its commitment to securing diverse funding streams and developing innovative solutions to address the evolving needs of its residents.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In response to challenges highlighted in the 2014 Analysis of Impediments, the City of Racine took strategic actions in 2023:

Workforce Development and Affordable Housing: The City prioritized workforce development and affordable housing initiatives, utilizing Community Development Block Grant (CDBG) funds to support job training programs and promote affordable housing options.

Maintenance of Existing Housing Stock: Emphasis was placed on maintaining current housing stock through property maintenance ordinances, repair loans, and energy-efficiency programs funded by CDBG allocations.

CDBG Lending Program: The City continued its CDBG lending program, issuing nine Homeowner Rehab Loans to enhance the quality of housing for low-to-moderate-income homeowners and tenants.

Supportive Housing for the Homeless: Collaborating with the CoC, the city explored supportive housing options for the homeless, aligning with the Housing First approach and utilizing Emergency Solutions Grant (ESG) funds for Rapid ReHousing.

Redevelopment and Infill: The city focused on redeveloping vacant sites, securing EPA brownfield grants, and eliminating blight to create opportunities for new housing and urban green spaces. 1637 Packard was renovated using CDBG funds and was sold to an income qualifying individual who paid $112,000 for the dwelling which cost roughly $194,000 to renovate.

Fair Housing: In 2023, the city received a total of 151 phone calls to the Fair Housing phone line. Staff engaged with callers, providing guidance and resources. Among these calls, staff addressed seven fair housing complaints, which included:

* 1 Reasonable Accommodation for a Companion Animal (resulting in tenant relocation)
* 1 Race-related case (resulting in household relocation)
* 1 Sex-related case (referred for legal action)
* 1 Rental denial due to criminal history (referred for legal action)
* 4 Reasonable Accommodation Cases for Disability (referred for further action)

## CR-40 - Monitoring 91.220 and 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**

Each grantee of CDBG and ESG funds is monitored following HUD compliance regulations by the City of Racine staff. Each monitoring occurs with program partners to ensure the goals of the Plan are met in a way that efficiently uses funds and achieves the desired outcomes. HOME grantees are monitored regularly following federal statutory requirements. Projects are also monitored for Fair Housing and Equal Opportunity compliance, including measures for persons with disabilities.

Each grantee is monitored at least once per funding cycle, sometimes more for complex or newly funded projects or programs needing technical assistance. For on-site monitoring, teams consisting of staff from the Community Development and Finance Departments review in-house activity files and prepare checklists of relevant performance-evaluation questions.  Once on-site, the team interviews staff directly involved with program implementation and financing through a structured series of questions and general discussions to comprehensively evaluate the grantee’s performance.  The results of the monitoring visit are transmitted in writing to the owner/management company and HUD field office.  If necessary, grantees are asked to correct deficiencies noted in the monitoring letter and to respond when those deficiencies are corrected.  If necessary, a follow-up on-site monitoring visit may happen to ensure findings have been corrected accordingly.

Grantee organizations are typically chosen through an open application process for CDBG, HOME, and ESG funds. ESG funding must additionally be selected through the Continuum of Care for Racine County. In the grant award process, past performance in monitoring, organizational capacity to comply with program regulations, and ability to achieve Consolidated Plan outcomes are used to select grantee organizations.

The City follows Section 3 and MBE/WBE outreach per HUD regulations. Monitoring by City of Racine Department of City Development staff includes procurement policy oversight and informs grantees of HUD Section 3 and MBE/WBE outreach efforts.

**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**.

Efforts to provide reasonable notice to our citizenry include:

* Social media posts
* Public Notices
* Public Hearing
* Public Comment

The CAPER is noticed in the Racine Journal Times and provided to the public for a minimum of 15 days. The 2023 CAPER notice was published on Tuesday, February 20, 2024. All comments received will be recorded.

**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.**

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

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-50 - HOME 24 CFR 91.520(d)

**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 24 CFR §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.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

**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**

The HOME program supported the rehabilitation of two single-family units at 939 Center St. and 620 Hubbard St., funded through the CHDO set aside. Completed in late 2022, both projects were sold in early 2023, generating a program income return of $87,096.67.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

In 2023, the City of Racine partnered with the Racine Revitalization Partnership to fund the construction of two single-family units at 1202 and 1204 Highland; once constructed, these homes will be sold to qualified LMI buyers. This initiative aims to expand affordable housing options, address critical needs, and revitalize neighborhoods. These new units represent progress in meeting housing demands and promoting homeownership opportunities. Anticipated to be available for sale by the end of 2024.

Similarly, the proposed creation of a Neighborhood Revitalization Strategy Area (NRSA) in the Lincoln-King neighborhood underscores the city's commitment to targeted revitalization efforts. Through these measures, Racine strives to create vibrant, sustainable neighborhoods with equitable access to quality housing.

## CR-58 – Section 3

**Identify the number of individuals assisted and the types of assistance provided**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Total Labor Hours** | **CDBG** | **HOME** | **ESG** | **HOPWA** | **HTF** |
| Total Number of Activities | 2 | 0 | 0 | 0 | 0 |
| Total Labor Hours | 830 |   |   |   |   |
| Total Section 3 Worker Hours | 0 |   |   |   |   |
| Total Targeted Section 3 Worker Hours | 0 |   |   |   |   |

Table 15 – Total Labor Hours

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Qualitative Efforts - Number of Activities by Program** | **CDBG** | **HOME** | **ESG** | **HOPWA** | **HTF** |
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers |   |   |   |   |   |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | 2 |   |   |   |   |
| Direct, on-the job training (including apprenticeships). |   |   |   |   |   |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. |   |   |   |   |   |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). |   |   |   |   |   |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | 1 |   |   |   |   |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. |   |   |   |   |   |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. |   |   |   |   |   |
| Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services. |   |   |   |   |   |
| Held one or more job fairs. |   |   |   |   |   |
| Provided or connected residents with supportive services that can provide direct services or referrals. |   |   |   |   |   |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. |   |   |   |   |   |
| Assisted residents with finding child care. |   |   |   |   |   |
| Assisted residents to apply for, or attend community college or a four year educational institution. |   |   |   |   |   |
| Assisted residents to apply for, or attend vocational/technical training. | 1 |   |   |   |   |
| Assisted residents to obtain financial literacy training and/or coaching. | 1 |   |   |   |   |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. |   |   |   |   |   |
| Provided or connected residents with training on computer use or online technologies. |   |   |   |   |   |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. |   |   |   |   |   |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. |   |   |   |   |   |
| Other. | 1 |   |   |   |   |

Table 16 – Qualitative Efforts - Number of Activities by Program

**Narrative**

Solar Panels at Belle City Square and Ryde garage solar project? add narrative