

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 2024, the City of Racine allocated \$2.4 million from its federal housing and community development grant funds, supplemented by program income, to shape the community's future. These Community Development Block Grant (CDBG) funds were distributed across seven key areas, including but not limited to: Chapter 4 (Housing Activities), Chapter 6 (Public Facilities), Chapter 7 (Public Services), and Chapter 5 (Other Real Property Improvements).

Throughout the year, the City of Racine undertook several significant initiatives:

- **The Rental Empowerment and Neighborhood Tenant Services (RENTS) program** continued its vital work to improve rental housing citywide. The initiative focused on strengthening renter protections, ensuring property owners met maintenance standards, and providing resources for property improvements. In the city's Low- to Moderate-Income (LMI) census tracts, a total of 1,702 violations were cited.
- **Public Parks Improvements in LMI Census Tracts** aimed to enhance community spaces and promote greater public access to green areas.
- **Nine CDBG Home Improvement Loans** were issued, supporting local residents in maintaining and improving their homes.
- **WWBIC (Wisconsin Women's Business Initiative Corporation)** successfully served 50 clients in the City of Racine, supporting local entrepreneurs and businesses.

These efforts reflect the city's commitment to fostering long-term growth, supporting underserved communities, and improving quality of life for residents.

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	6	100.00%	6	6	100.00%
Blight Elimination	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	13		1	0	0.00%
Code Enforcement	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	13905	626	4.50%	660	1702	257.88%
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	965	142.96%			
Economic Mobility	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		100	0	0.00%

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Homelessness Services	Affordable Housing Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	660	1427	216.21%	350	0	0.00%
Homelessness Services	Affordable Housing Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		350	0	0.00%
Homelessness Services	Affordable Housing Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	0	120		10	0	0.00%
Homeownership Services and Community Stabilization	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Homeownership Services and Community Stabilization	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	405	906	223.70%	100	322	322.00%
Homeownership Services and Community Stabilization	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	2	3	150.00%			
Homeownership Services and Community Stabilization	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	5				

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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	127	82.47%	23	0	0.00%
New Homeownership Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	5	6	120.00%	2	2	100.00%
New Homeownership Housing	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	1	6.67%			
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%	150	0	0.00%
Public Infrastructure and Facilities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0				
Rental Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$50000 / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	7				
Rental Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$50000 / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	140	22	15.71%	9	9	100.00%

Support for Existing Owner Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	111	22	19.82%	10	9	90.00%
Viable CHDOs	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Homeowner Housing Added	Household Housing Unit	5	2	40.00%			

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 for 2024 were focused on the following key areas:

- Support for existing homeownership
- Expansion of new homeownership opportunities
- Homelessness services
- Code enforcement
- Public infrastructure and special assessments
- Financial management and administration of CDBG/HOME/ESG programs

As part of these efforts, the City’s Homeowner Repair Loan/Grant Program provided valuable assistance to nine existing homeowner units, helping to preserve and maintain stable housing.

The City also allocated funds under Other Real Property Improvements to enhance code enforcement, conducting proactive inspections within the Neighborhood Stabilization and Enhancement District (NSED). This initiative aimed to ensure safe, habitable homes for renters and protect

the integrity of residential neighborhoods.

In addition, CDBG funds were directed to the City's Park and Recreation Department to revitalize Harvey Park and extend community center hours, creating safe and welcoming spaces for youth to socialize and engage in positive activities.

These efforts underscore the City's commitment to improving housing quality, supporting community well-being, and fostering an environment where residents feel safe and empowered.

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	333	0
Black or African American	385	0
Asian	2	0
American Indian or American Native	3	0
Native Hawaiian or Other Pacific Islander	0	0
Total	723	0
Hispanic	175	0
Not Hispanic	579	0

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

Narrative

Waiting for more data from HOME subrecipient(s).

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	1,771,629	1,200,227
HOME	public - federal	2,451,516	470,451
ESG	public - federal	158,967	116,810

Table 3 - Resources Made Available

Narrative

Amounts will be updated March 12, 2025.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Racine	100	100	All funding is allocated to the City of Racine.
Greater Uptown NRSA			Greater Uptown NRSA expired in 2022.
LMI Census Tracts			A majority of the City of Racine contains LMI Census Tracts.
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.

2024 Federal Funds were leveraged for the following projects:

- A repair loan recipient used a CDBG Revolving Loan to meet the 10% resident match requirement, thereby enabling access to additional Tax Incremental District (TID) grant funds for essential property repairs.
- Subrecipients who received ESG funding were required to uphold a 1:1 ratio in their expenditure match.
- The city successfully completed the rehabilitation of 1637 Packard, utilizing a blend of CDBG and American Rescue Plan Act funds (ARPA). The property sold in early 2024.

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

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	0	0	0	0

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						
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	736
Number of Non-Homeless households to be provided affordable housing units	23	0
Number of Special-Needs households to be provided affordable housing units	25	0
Total	204	736

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	0
Number of households supported through The Production of New Units	4	2
Number of households supported through Rehab of Existing Units	9	9
Number of households supported through Acquisition of Existing Units	1	0
Total	44	11

Table 12 – Number of Households Supported

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

The discrepancies between goals and outcomes suggest that the City of Racine encountered several challenges in meeting its goals, particularly for non-homeless and special-needs households, and the acquisition of existing units. While there was a clear success in addressing homelessness, the City may need to reconsider its strategies and resources for serving non-homeless and special-needs populations. Additionally, delays or challenges in the production and acquisition of housing units may have stemmed

from external factors such as the housing market, construction industry constraints, or regulatory hurdles.

Moving forward, the City could benefit from reevaluating its goal-setting process to ensure more realistic projections and better align resources with emerging needs. Adjustments to outreach strategies, resource allocation, and partnerships could help the City better serve all populations in need of housing support.

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	2	0
Low-income	0	0
Moderate-income	0	0
Total	2	0

Table 13 – Number of Households Served

Narrative Information

Waiting on more information from subrecipient(s).

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 Continuum of Care (COC) reaches out to unsheltered homeless individuals through HOPE Center street outreach teams, which include outreach workers and volunteers. These teams engage with individuals in areas like parks and streets, often partnering with local shelters, food pantries, and community organizations. Once contact is made, a needs assessment is conducted to evaluate factors like physical and mental health, substance use, and other personal challenges. Outreach efforts include providing immediate resources such as food, clothing, and hygiene items, as well as connecting individuals to long-term housing and supportive services. These services are coordinated with local, regional, and state-level organizations for comprehensive assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Racine COC address the emergency shelter and transitional housing needs of homeless individuals through a coordinated approach. Emergency shelters provide immediate housing, while transitional housing offers temporary accommodations with support services like case management and life skills training. The COC collaborates with local agencies, faith-based organizations, and the City to pool resources and ensure access to both short-term and long-term housing solutions. A coordinated entry system helps assess needs and connect individuals to appropriate services, ensuring a streamlined process.

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 Racine Continuum of Care (COC) and the city help low-income individuals and families, especially those at risk of homelessness, through emergency shelter and Rapid Rehousing programs that offer financial assistance, case management, and housing stability support. They ensure discharge planning for individuals leaving healthcare, mental health, foster care, or correctional facilities includes stable housing connections. The COC collaborates with public and private agencies to provide comprehensive services in housing, healthcare, social services, and employment, helping individuals maintain housing stability. Special focus is given to extremely low-income families through intensive support and targeted

interventions to prevent homelessness.

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 Racine COC help homeless individuals, including chronically homeless people, families with children, veterans, and unaccompanied youth, transition to permanent housing through programs like Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH). They use a Coordinated Entry system to assess needs and prioritize services, facilitate access to affordable housing, and provide rental subsidies. Specialized programs for veterans and youth offer tailored support, while case management and ongoing services help prevent individuals and families from returning to homelessness. These efforts focus on shortening the time spent homeless and ensuring long-term housing stability.

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

Actions taken to address the needs of public housing

Housing Authority of Racine County (HARC) issue Request for Proposals (RFP) to allocate Project-Based Vouchers (PBVs) for various development projects. Recipients of these PBVs include Ajax, Arbellam Gold Medal Lofts, Lincoln School Apartments, and Harbor at State & Main.

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

HARC provides a Homeownership Program to our Housing Choice Voucher (HCV) participants, as well as a Family Self-Sufficiency Program. The Family Self-Sufficiency often serves as a critical first step for recipients on their path to homeownership.

Actions taken to provide assistance to troubled PHAs

HAC has consistently maintained a strong track record and has never been designated as a troubled Public Housing Authority.

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 City of Racine recognizes that certain public policies, such as zoning ordinances, land use controls, building codes, and tax policies, can create barriers to affordable housing development. In 2024, the City took the following actions to address these challenges:

Zoning and Land Use Reforms

- The City continued reviewing and updating zoning regulations to promote higher-density housing development, particularly in areas well-served by public transportation and amenities.
- Efforts were made to streamline the approval process for multi-family and mixed-use developments to reduce delays that can drive up costs.

Building Code Adjustments

- The City assessed local building codes to identify provisions that may unnecessarily increase development costs without significantly improving safety or habitability.
- Coordination with local developers and housing advocates helped ensure that building code enforcement remains balanced, fostering both safety and affordability.

Tax Policy and Housing Investment

- The City worked to identify tax policies that might discourage residential investment and explored potential incentives, such as tax abatements or credits for affordable housing developments.
- Continued collaboration with state and federal agencies ensured that local tax policies aligned with funding opportunities for affordable housing projects.

Public-Private Partnerships and Funding Strategies

- The City strengthened partnerships with nonprofit developers and community organizations to leverage public and private funding sources for affordable housing initiatives.
- Efforts were made to promote the use of federal and state funding programs, such as HOME and CDBG, to support affordable housing development.

Addressing Growth Limitations

- The City examined any existing growth limitations that could restrict the supply of affordable housing and explored potential policy changes to increase development opportunities.
- Efforts included considering modifications to minimum lot size requirements and allowing for more flexible housing options, such as accessory dwelling units (ADUs).

These actions demonstrate the City's ongoing commitment to reducing barriers to affordable housing and fostering an environment that encourages equitable and sustainable development.

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

The City of Racine focused on expanding homeownership opportunities for low- and moderate-income households in 2024. Key actions included:

- **Expanding Homeownership:** HOME and CDBG funds supported down payment assistance and rehabilitation for first-time homebuyers. Partnerships with **Housing Resources Inc. (HRI)** and the **Financial Empowerment Center (FEC)** provided homebuyer education and financial literacy resources.
- **Improving Housing Conditions:** The City awarded **9 grants and low-interest loans** for essential home repairs, addressing lead hazards, roofing, and HVAC needs. Energy efficiency upgrades helped lower utility costs.
- **Reducing Housing Affordability Barriers:** The City streamlined assistance programs and, through the **FEC**, provided financial counseling and credit repair support to help buyers qualify for mortgages.
- **Supporting Housing Stability:** While homeownership remained the priority, the City partnered with **HALO, Racine Vocational Ministries, SAFE Haven, and Women's Resource Center** to assist emergency and transitional housing efforts. Foreclosure prevention programs were expanded.
- **Improving Accessibility:** Outreach materials were provided in multiple languages, and accessibility upgrades were made to housing units and public facilities.
- **Strengthening Collaboration:** The City worked with lenders, real estate professionals, and nonprofits to expand homeownership access and participated in housing coalitions to address ongoing barriers.

These efforts reflect the City's commitment to increasing homeownership opportunities, maintaining housing stability, and ensuring underserved residents have access to safe and affordable housing.

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

In 2024, the City of Racine took key steps to mitigate lead hazards, particularly in older homes:

- **Lead Hazard Reduction Program:** Provided matching funds to the **Racine-Kenosha Lead Hazard Reduction Grant Program** to expand lead abatement efforts.

- **Lead Testing & Risk Assessments:** Used the City's **XRF machine** for precise, non-invasive lead testing. Certified **Lead Risk Assessors** conducted inspections in compliance with HUD and EPA regulations.
- **Housing Rehabilitation Compliance:** Ensured federally funded projects followed **HUD's Lead Safe Housing Rule**, requiring certified contractors and lead-safe work practices.
- **Community Outreach & Education:** Partnered with **local public health agencies** to educate residents on lead poisoning prevention, child testing, and safe maintenance practices.
- **Lead-Safe Rental Housing:** Strengthened enforcement of lead hazard requirements for federally assisted rental properties through coordination with code enforcement.

These efforts reflect the City's commitment to creating safer, lead-free housing for residents, particularly young children and vulnerable populations.

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

Poverty in Racine is linked to long-term unemployment and the loss of well-paying manufacturing jobs. In 2024, the City continued to prioritize economic development and job creation to break the cycle of poverty by:

- **Economic Partnerships & Microenterprise Support:** Collaborating with partners like Wisconsin Women's Business Initiative Corporation to offer technical assistance and forgivable loans to microenterprises, emergency funding to avert closures, and low-interest loans to preserve jobs.
- **Workforce Development & Education:** Investing in job skills training, literacy, and compensatory education programs to boost employability and economic self-sufficiency among low-income residents.
- **Commercial & Industrial Revitalization:** Supporting the redevelopment, acquisition, renovation, and clearance of commercial and industrial properties to attract new businesses and stimulate local job growth.
- **Targeted Financial Assistance:** Directing HOME, CDBG, and ESG funds toward initiatives that reduce barriers to employment and provide critical business and housing support for low- and moderate-income households.

These coordinated efforts, aligned with the City's 5-year Consolidated Plan and HUD funding allocations, are designed to address the root causes of poverty and build a more robust, inclusive economy in Racine.

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

In 2024, the City of Racine enhanced its institutional framework to improve the administration of HUD-funded programs and overall community development initiatives:

- **Organizational Restructuring:**

- Reorganized the Housing Division to clearly delineate roles and streamline oversight of CDBG, HOME, and ESG programs.
- **Staff Development and Training:**
- Expanded staff training on HUD regulations and compliance, ensuring all team members are well-equipped to manage program requirements. Increased capacity through certification programs and professional development initiatives.
- **Process and System Improvements:**
- Implemented new project management and financial tracking systems to streamline reporting, performance monitoring, and fund administration. Standardized procedures across departments to enhance efficiency and accountability.
- **Enhanced Interdepartmental and External Coordination:**
- Strengthened collaboration among City departments and with external partners, improving planning and execution of community development projects. Established regular review and coordination meetings to ensure ongoing alignment with HUD guidelines and local priorities.

These measures have strengthened the City's internal structure, ensuring effective oversight and sustainable administration of HUD-funded activities.

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

- **Active Participation in CoC Board Meetings:**
City staff regularly attend Continuum of Care (CoC) board meetings to stay informed of local housing and social service developments and to align strategies with community partners.
- **Dedicated Relationship Management:**
Housing Division staff maintain ongoing relationships with both public and private sector housing providers, ensuring robust coordination and resource sharing across sectors.

These measures strengthen communication, facilitate integrated service delivery, and help address community housing and social service needs more effectively.

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 the challenges identified in the City of Racine's analysis of impediments to fair housing choice, the City of Racine implemented several strategic actions in 2024 to ensure that all residents have access to safe, affordable, and diverse housing options:

- **Workforce Development and Affordable Housing:**
The City prioritized workforce development and affordable housing initiatives, utilizing CDBG funds to support job training programs and promote accessible housing options for low- and

moderate-income families.

- **Maintenance of Existing Housing Stock:**

Emphasis was placed on maintaining current housing through property maintenance ordinances, repair loans, and energy-efficiency programs funded by CDBG allocations, ensuring that existing homes remain safe and viable.

- **CDBG Lending Program:**

The City continued its CDBG lending program by issuing nine Homeowner Rehab Loans to improve housing quality for low-to-moderate-income homeowners and tenants, directly addressing issues that impede fair housing choice.

- **Supportive Housing for the Homeless:**

In collaboration with the CoC, the City explored supportive housing options aligned with the Housing First approach, using ESG funds for Rapid Rehousing to reduce barriers for the homeless and ensure a more equitable housing landscape.

- **Redevelopment and Infill:**

Focused efforts on redeveloping vacant sites, securing EPA brownfield grants, and eliminating blight have created opportunities for new housing developments and urban green spaces, thereby expanding overall housing choices.

These actions underscore the City's commitment to overcoming impediments to fair housing choice by addressing both the supply and quality of housing, as well as by enhancing economic opportunities for its residents.

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

City of Racine staff monitor all grantees of CDBG, ESG, and HOME funds for HUD compliance, ensuring efficient fund use and goal achievement. Monitoring is a collaborative effort involving staff from the Economic Development and Housing Division, Neighborhood Enhancement Division, and Finance Department. The monitoring follows HUD guidelines, using checklists like the one in *Managing CDBG: Subrecipient Oversight* and the HOME Monitoring tool.

Grantees are monitored at least once per funding cycle, with additional visits for complex or new projects needing technical support. ESG funding is selected through Racine County's Continuum of Care, considering past performance, organizational capacity, and ability to meet Consolidated Plan outcomes. HOME-funded projects are monitored at completion, lease-up, and every three years thereafter.

During on-site visits, the team interviews staff to evaluate program performance. Results are shared with the grantee and HUD. If deficiencies are found, grantees are asked to correct them and provide updates. A follow-up visit may be conducted to ensure corrections.

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 to inform the public about the report's availability and contents. This is part of the process to make sure residents are aware of how federal funds are being used in their community. The report is available to the public for a minimum of 15 days. This ensures

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that residents have adequate time to review the report, provide feedback, or ask questions if needed. To make the report easily accessible, paper copies are made available at city hall. This allows residents who may not have access to online resources to still review the report. This process of public notification and availability helps promote transparency and accountability in the use of federal funds for community development. Residents can stay informed about how these funds are being used to address housing, economic development, and other needs in their area.

The 2024 CAPER notice was published on Friday, March 7, 2025, with the public comment period running from March 7 to March 21, 2025. A Public Hearing was held on March 17, 2025. All received comments will be documented.

Comments:

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.

Hybrid Income Verification Approach

Based on our experience in 2023 and 2024 with the CDBG Housing Repair Program, we recognized challenges with relying solely on IRS Form 1040’s for income determination. While tax returns offer a standardized measure, they often result in processing delays and may not accurately reflect applicants’ current financial situations. To address these issues, we are maneuvering between the traditional 1040-based verification and alternative methods. Our revised approach includes:

- **Maintaining Tax Return Verification:**
Continuing to use IRS Form 1040’s for applicants who can readily provide them, ensuring consistency with federal requirements.
- **Integrating Alternative Documentation:**
Supplementing or, in some cases, substituting tax returns with more current documentation—such as recent pay stubs, bank statements, and employer verification—to better capture real-time income levels.
- **Developing a Hybrid Model:**
Refining our process to assess income through a combination of both methods, thereby reducing delays and improving accuracy in determining eligibility.

This hybrid model aims to streamline our income verification process, ensuring that program resources are allocated efficiently while meeting the evolving needs of our community.

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.

In the 2024 funding year, the City of Racine allocated funding for two significant new construction projects located at 1202 Highland and 1204 Highland. These projects were part of the City's ongoing commitment to addressing the housing needs of the community and increasing the availability of quality, affordable housing options. The two properties are designed to provide modern housing solutions that meet both the aesthetic and functional needs of residents, while adhering to the City's standards for safety and sustainability.

To ensure that the projects were completed according to the required specifications, City staff conducted final on-site inspections. This thorough inspection process included a detailed review of the construction work to ensure compliance with all building codes, zoning regulations, and other relevant standards. The Chief Building Inspector played a key role in overseeing the inspections, ensuring that both properties met the City's high standards for structural integrity, safety, and overall quality.

These inspections are a critical part of the City's approach to maintaining the integrity of its housing projects, ensuring that all aspects of construction are completed correctly and that the buildings are safe and ready for occupancy. Following the inspections, any necessary adjustments or corrections were identified and addressed promptly, ensuring that both 1202 and 1204 Highland were ready for their intended use. By funding and closely monitoring such projects, the City of Racine continues to invest in the growth and revitalization of its neighborhoods, enhancing the quality of life for its residents.

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

As a Participating Jurisdiction (PJ) in the HOME Investment Partnerships Program, the City of Racine has delegated the responsibility for affirmative marketing actions to its subrecipients and project owners. This delegation aligns with federal regulations, which mandate that PJs ensure subrecipients and owners adhere to affirmative marketing procedures for projects with five or more HOME-assisted units.

To comply with these requirements, the City includes specific affirmative marketing obligations in its written agreements with subrecipients and project owners. These agreements outline the necessary actions to attract eligible persons in the housing market area to available housing without regard to race, color, national origin, sex, religion, familial status, or disability.

The City also provides guidance and resources to ensure that subrecipients and owners understand and implement effective affirmative marketing strategies. This includes informing the public about federal fair housing laws and the City's affirmative marketing policy, as well as outlining the requirements and practices that subrecipients and owners must follow to carry out these procedures.

By placing affirmative marketing responsibilities on subrecipients and project owners, the City of Racine ensures compliance with federal regulations while promoting fair and equal access to HOME-assisted housing opportunities within the community.

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 program income was allocated as follows: \$63,101.84 for 939 Center, \$23,994.83 for 620 Hubbard, \$38,162.74 for 1202 Highland, and \$13,700.69 for 1204 Highland, for a total of \$138,960.10. These funds are designated for use on the property at 1644 S Memorial Dr, supporting the new construction of a single-family home.

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)

The City of Racine Housing Division has developed a comprehensive five-year housing plan aimed at addressing the city's growing need for affordable housing. This strategic plan leverages the expertise and resources of two Community Housing Development Organizations (CHDOs), one focused on rehabilitation projects and the other on new construction. By strategically dividing the responsibilities between these two organizations, the City is able to maximize the overall impact, significantly increasing the number of affordable housing units available to residents.

This approach not only strengthens the City's housing stock but also fosters stronger, collaborative relationships with community partners. The plan promotes sustainable, long-term growth by ensuring that both rehabilitation and new construction projects are carried out efficiently and effectively. Through these efforts, the City of Racine aims to improve the quality of life for its residents while promoting economic stability and community development.

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	0	0	0	0	0
Total Labor Hours	0	0	0		
Total Section 3 Worker Hours	0	0	0		
Total Targeted Section 3 Worker Hours	0	0	0		

Table 14 – 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	0	0	0		
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0		
Direct, on-the job training (including apprenticeships).	0	0	0		
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0		
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0		
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0		
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0		
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0		
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0		
Held one or more job fairs.	0	0	0		
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0		
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.	0	0	0		
Assisted residents with finding child care.	0	0	0		
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0		
Assisted residents to apply for, or attend vocational/technical training.	0	0	0		
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0		
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0		
Provided or connected residents with training on computer use or online technologies.	0	0	0		
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0		
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0		

Other.	0	0	0		
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Racine has not expended any funds in 2024 that would trigger Section 3.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	RACINE
Organizational DUNS Number	020472601
UEI	
EIN/TIN Number	396005581
Identify the Field Office	MILWAUKEE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Racine City & County CoC

ESG Contact Name

Prefix	
First Name	Veronica
Middle Name	I
Last Name	Seymour
Suffix	
Title	

ESG Contact Address

Street Address 1	
Street Address 2	
City	
State	
ZIP Code	-
Phone Number	2626369471
Extension	
Fax Number	
Email Address	veronica.Seymour@cityofracine.org

ESG Secondary Contact

Prefix	Mr
First Name	Walter
Last Name	Williams
Suffix	
Title	Director of City Development
Phone Number	2626369151
Extension	

CAPER

1

Email Address

walter.williams@cityofracine.org

2. Reporting Period—All Recipients Complete

Program Year Start Date

01/01/2024

Program Year End Date

12/31/2024

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: RACINE

City: Racine

State: WI

Zip Code: 53403, 1146

DUNS Number: 020472601

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 7153.52

Subrecipient or Contractor Name: Homeless Assistance Leadership Organization

City: Racine

State: WI

Zip Code: 53403, 2481

DUNS Number: 197567089

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 23845.05

Subrecipient or Contractor Name: Institute for Community Alliances

City: Des Moines

State: IA

Zip Code: 50314, 2510

DUNS Number: 149341732

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 4769.01

Subrecipient or Contractor Name: Safe Haven of Racine

City: Racine

State: WI

Zip Code: 53403, 1762

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 23845.05

Subrecipient or Contractor Name: Women's Resource Center

City: Racine

State: WI

Zip Code: 53403, 1948

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 23845.05

Subrecipient or Contractor Name: Racine Vocational Ministry

City: Racine

State: WI

Zip Code: 53403, 1219

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 1 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 2 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 3 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 4 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 5 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 6 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 7 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 8 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 9 – Shelter Capacity

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

- a. Provide shelter to XXX individuals, Actual: 725 individuals (HALO, SHOR, WRC)
- b. Provide RRH to 0 individuals, Actual: 0 individuals (The Rapid Rehousing funds were exclusively allocated to case management services throughout the 2024 year.)
- c. Shelter vacancy rate no greater than XX, Actual XX (HALO, SHOR, WRC shelters)

ESG funds were not used to rehab or convert units.

Bed-nights from the 3 shelters: HALO, WRC, & SHOR are represented in bed nights.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 10 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 11 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 12 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach			
HMIS			
Administration			

Table 13 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2022	2023	2024

Table 14 - Total ESG Funds Expended

11f. Match Source

	2022	2023	2024
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 15 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2022	2023	2024

Table 16 - Total Amount of Funds Expended on ESG Activities