

City of Racine, Wisconsin

2010 – 2014

CONSOLIDATED PLAN

2010

ANNUAL PLAN

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.



Community Planning and Development Advisors, LLC



512 Grove Street
Waukesha, WI 53186
262-650-9465

Robert S. Berlan
Partner



Phone: 414-861-4441
Fax: 414-225-8996
E-mail: biberlan@aol.com

Hickory Hurie, AICP
Partner



Phone: 608-257-6031
Fax: 414-225-8996
E-mail: hrhurie@gmail.com

Marcia J. Bergeson
Partner



Phone: 262-650-9465
Fax: 414-225-8996
E-mail: marcia.bergeson@att.net

In Partnership with:



**600 East Mason Street Suite 302
Milwaukee, WI 53202
414-221-9500**

RACINE 2010 – 2014 CONSOLIDATED PLAN

Table of Contents

Racine 2010-2014 Strategic Plan

Executive Summary	92.220(b).....	5
General Questions	9
Managing the Process	91.200(b).....	10
Citizen Participation	91.200 (b).....	12
Institutional Structure	91.215(i).....	15
Coordination	91.215(l).....	15
Monitoring	91.230	16
Priority Needs Analysis	91.215(a).....	17
Lead-Based Paint	91.215(e)(i).....	18
Housing Needs	91.205.....	19
•Figure 1: Percentage of Racial and Ethnic Populations		22
Priority Housing Needs	91.215(b)	22
Housing Market Analysis	91.210	24
•Figure 2: Total Occupied Housing Units.....		25
•Figure 3: Selected Monthly Owner Costs of Owner-Occupied Units.....		27
•Figure 4: Mortgage Status/Selected Monthly Owner Costs.....		27
Specific Housing Objectives	91.215 (a) (4) & (b).....	28
•Figure 5: Table 3B Annual Housing Goals.....		29
•Figure 6: HUD Outcomes/Objectives Codes.....		31
•Figure 7: Racine 2010-2014 Housing Objectives and Outcomes.....		32

RACINE 2010 – 2014 CONSOLIDATED PLAN

Need of Public Housing 91.210(b).....	33
Public Housing Strategy 91.215(c).....	33
Barriers to Affordable Housing 91.210(e); 91.215 (h).....	34
Homeless Needs 91.205 (b) & (c).....	35
Priority Homeless Needs	36
Homeless Inventory 91.210 (c)	37
•Figure 9: Transitional Housing Facilities	38
•Figure 10: Permanent Housing for Disabled	39
Homeless Strategic Plan 91.215 (d).....	39
Specific Homeless Objectives	42
Emergency Shelter Grants	44
Community Development 91.215 (f)	45
•Figure 8: Emergency Shelters.....	38
•Figure 11: HUD Outcomes/Objectives Codes	48
•Figure 12: Racine 2010 Non-Housing Community Development Objectives and Outcomes.....	48
Neighborhood Revitalization Strategy Areas 91.215 (g)	49
Anti-Poverty Strategy 91.215 (j)	50
Low-Income Housing Tax Credit Coordination 91.315 (k).....	50
Non-Housing Special Needs Analysis 91.205 (d); 91.210 (d).....	51
Specific Special Needs Objectives	54
Housing Opportunities for People with AIDS (HOPWA)	56
Specific HOPWA Objectives	57

RACINE 2010 – 2014 CONSOLIDATED PLAN

Appendix A

2010-2014 Needs Tables

- Housing Needs (Table 2A)
- Housing Market Analysis
- Homeless Needs (Table 1A)
- Non-Homeless Needs (Table 1B)
- Community Development Needs (Table 1C)

2010 Summaries Tables (Table 3A)

2010 Annual Housing Completion Goals Table (Table 3B)

2010-2014 Consolidated Plan Listing of Projects (Table 3C)

NSP Application to State of Wisconsin

Racine Census Tract Maps

Appendix B

2010 Community Need Survey Results Narrative

2010 Community Needs Survey PDF

2010 Focus Group Results Narratives

2010 Stakeholders Survey PDF

2010 Stakeholders Survey Results Narrative

2010 Community Survey Q16 Written Comments
Recommendations

2010 Community Survey Results Charts

2010 Stakeholder Survey Q14 Comments

2010 Stakeholder Survey Results Charts

2010 Stakeholders Focus Group 130 PM (1) 5-6-2010

2010 Stakeholders Focus Group 130 PM (2) 5-6-2010

2010 Stakeholders Focus Group 7 PM 5-6-2010

RACINE 2010 – 2014 CONSOLIDATED PLAN

Managing the Process 91.200(b)

Focus Groups for Stakeholders and Practitioners

- Over **100** people invited
- **2 Sessions** held on **May 6, 2010** with **24** participants
 - 1:30 pm
 - 7:00 pm
- **3 Questions** asked of each group:
 - What are the **strengths** of Racine's current five-year plan and community development programs?
 - What are the **weaknesses** of Racine's current five-year plan and community development programs?
 - What **priorities** should Racine have for the next 5-year plan for community development programs?

RACINE 2010 – 2014 CONSOLIDATED PLAN

Managing the Process 91.200(b)

Focus Groups for Stakeholders and Practitioners

- ***Strengths***

- View application process for CDBG, HOME, ESG as positive experience
- Flexibility of programs
- Efficient use of administrative funds
- Street improvements
- Rehab of single family homes
- Funded activities are inclusive and cross all economic lines

- ***Weaknesses***

- Fund too many organizations
- Unclear definitions of public service and bricks & mortar activities
- Lack of support for supportive housing for mentally-disabled persons
- Process had random nature, more political than outcome-based

RACINE 2010 – 2014 CONSOLIDATED PLAN

Managing the Process 91.200(b)

Focus Groups for Stakeholders and Practitioners

- ***Priorities***

- Image marketing related to price stability and equity in the neighborhoods
- Public works infrastructure projects that promote sustainable neighborhoods
- Increase educational levels in the city
- Revitalizing housing stock
- Safety programs such as neighborhood watch, cop houses

RACINE 2010 – 2014 CONSOLIDATED PLAN

Citizen Participation 91.200 (b)

Internet Community Needs Survey

- April/May 2010 on City website
- 636 responses
- ***Housing*** activities ranked as having highest need:
 - Maintenance and upkeep of rental properties
 - Actions to address abandoned, vacant properties
 - Increasing homeownership
- ***Economic development*** activities ranked as having highest need:
 - Increase opportunities for jobs/employment opportunities
 - Encourage development of small businesses

RACINE 2010 – 2014 CONSOLIDATED PLAN

Citizen Participation 91.200 (b)

Internet Community Needs Survey

- ***Public Improvement*** activities ranked as having highest need:
 - Removal, repair, or replacement of blighted or damaged properties
- ***Public Service*** activities ranked as having highest need:
 - Job training programs
 - Youth mentoring programs
 - Crime awareness and prevention programs
- Written Comments
 - 194 Responders provided comments

For more information see Appendix B

RACINE 2010 – 2014 CONSOLIDATED PLAN

Citizen Participation 91.200 (b)

On-Line Stakeholders Survey

- Invitations sent to participate
- 50% response rate to survey
- Asked to rate Importance, Effectiveness, Need for sub-activities under:
 - Housing
 - Capital Improvements
 - Economic Development
 - Public Services

RACINE 2010 – 2014 CONSOLIDATED PLAN

Citizen Participation 91.200 (b)

Internet Community Needs Survey

- More than 50% considered all housing activities listed to be of high or critical importance
- High percentage were unable to rate effectiveness of programs
 - Over 40% ranked UNIT code enforcement as highly or extremely effective
- Street resurfacing, pavement replacement rated as highest in importance, effectiveness and need.
- Job training programs rated as being of critical or high importance under both Economic Development and Public Services
- Written Comments

For more information see Appendix B

RACINE 2010 – 2014 CONSOLIDATED PLAN

HUD Outcomes/Objectives Codes

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	<i>DH-1</i>	<i>DH-2</i>	<i>DH-3</i>
Suitable Living Environment	<i>SL-1</i>	<i>SL-2</i>	<i>SL-3</i>
Economic Opportunity	<i>EO-1</i>	<i>EO-2</i>	<i>EO-3</i>

RACINE 2010 – 2014 CONSOLIDATED PLAN

Specific Housing Objectives 91.215 (a) (4) & (b))

Consolidated Plan Goal/Objective H-1:

- Provide opportunities for an adequate housing supply that will meet the needs of all residents and result in a broad range of choice among housing designs, sizes, types, and costs, recognizing the changing trends in age-group composition, income, and household types.

(Comprehensive Plan Goal VIII-1)

Consolidated Plan Goal/Objective H-2

- Encourage growth in owner-occupied residential units.

(Comprehensive Plan Goal VIII-6)

Consolidated Plan Goal/Objective H-3

- Encourage responsible property ownership.

(Comprehensive Plan Goal VIII-7)

RACINE 2010 – 2014 CONSOLIDATED PLAN

Community Development Objectives 91.215 (f)

Consolidated Plan Goal/Objective CD-1

- Provide assistance to persons and/or families to mitigate or prevent homelessness

Consolidated Plan Goal/Objective CD-2

- Provide opportunities for youth to participate in positive, community-oriented activities

Consolidated Plan Goal/Objective CD-3

- Assist persons to increase job skills/ employment training

Consolidated Plan Goal/Objective CD-4

- Acquire, and/or make accessible or renovate buildings for delivery of services to income-eligible persons

Consolidated Plan Goal/Objective CD-8

- Ensure effective overall program administration

RACINE 2010 – 2014 CONSOLIDATED PLAN

Community Development 91.215 (f)

Consolidated Plan Goal/Objective CD-5

- Provide assistance to businesses to create and/or retain jobs for LMI persons

Consolidated Plan Goal/Objective CD-6

- Provide assistance to micro-enterprise businesses

Consolidated Plan Goal/Objective CD-7

- Improve targeted neighborhoods, including a potential NRSA, through a variety of initiatives including park and infrastructure improvements

Related Racine Economic Development Goals:

- Promote the expansion or stabilization of the current economic base and the creation of a Range of employment opportunities.
(**Economic Development Plan Goal IX-1**)
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.
(**Economic Development Plan Goal IX-5**)

RACINE 2010 – 2014 CONSOLIDATED PLAN

Racine Outcome/ Objective	Specific Objectives	Sources of Funds	Amount 5 Yrs	Performance Indicators 5 Yrs	Expected Number 5 Yrs	HUD Outcome/ Objective
Housing						
H-1	Provide opportunities for an adequate housing supply that will meet the needs of all residents and result in a broad range of choice among housing designs, sizes, types, and costs, recognizing the changing trends in age-group composition, income, and household types.	CDBG HOME	\$2,088,750 \$1,075,000	# of rental units developed or rehabbed to be code compliant, energy efficient, or accessible # of owner-occupied units developed or rehabbed to be code compliant, energy efficient, or accessible.	127 units 139 units	DH-1 DH-2
H-2	Encourage growth in owner-occupied residential units.	HOME	\$1,935,000	# of households who become homeowners	175 hshlds	DH-1
H-3	Encourage responsible property ownership.	CDBG	\$2,228,000	See H-1		DH-3
H-4	Effective overall program administration	HOME	\$430,000	# of years of successful program administration	5 Years	
H-5	Planning/seed funds for CHDOs	HOME	\$215,000	# of viable CHDO organizations	2 viable organizations	

RACINE 2010 – 2014 CONSOLIDATED PLAN

Racine Outcome/Objectives	Specific Objectives	Sources of Funds	Amount 5 yrs	Performance Indicators 5 Yrs	Expected Number 5 Yrs	HUD Outcome/Objective
Community Development						
Public Services and Facilities						
CD-1	Provide assistance to persons and/or families to mitigate or prevent homelessness	CDBG ESG	\$835,000 \$500,000	# of persons assisted with services	1671 persons	SL-1
CD-2	Provide opportunities for youth to participate in positive, community-oriented activities	CDBG	\$696,250	# of participating youth	1393 persons	SL-1
CD-3	Assist persons to increase job skills/employment training	CDBG	\$557,000	# of persons assisted	696 persons	SL-3
CD-4	Acquire, and/or make accessible or renovate buildings for delivery of services to income-eligible persons	CDBG	\$557,000	# of persons provided services # of buildings acquired, made accessible and/or renovated	750 persons 15 buildings	SL-1

RACINE 2010 – 2014 CONSOLIDATED PLAN

Economic Development						
CD-5	Provide assistance to businesses to create and/or retain jobs for LMI persons	CDBG	\$1,671,000	# of jobs created or retained # of jobs made available to or taken by LMI persons	48 Jobs 25 Jobs	EO-1
CD-6	Provide assistance to micro-enterprise businesses	CDBG	\$835,500	# of micro-business start-ups or existing businesses assisted	159 Micro-businesses	EQ-1
Neighborhood Revitalization/Other						
CD-7	Improve targeted neighborhoods, including a potential NRSA, through variety of initiatives including park and infrastructure improvements	CDBG	\$1,810,250	# of neighborhoods assisted # of facilities improved	5 targeted areas assisted 30 of facilities improved	SL-3

RACINE 2010 ANNUAL PLAN

Table of Contents

Racine 2010 Annual Plan

Executive Summary	4
•Figure 1: HUD Outcomes/Objectives Codes	6
•Figure 2: Racine 2010 Housing and Non-Housing Community Development Outcomes/Objectives.....	7
Geographic/Allocation Priorities.....	8
Sources of Funds	11
•Figure 3: 2010 Sources of Funds	12
Managing the Process	13
Citizen Participation	15
Institutional Structure	18
Monitoring	18
Description of Activities	20
•Figure 4: HUD Outcomes/Objectives Codes	21
•Figure 5: 2010 Proposed Housing Activities.....	21
• Figure 6: 2010 Proposed Non-Housing Community Development Activities	22
Summary of Specific Annual Objectives and Outcome Measures.....	26
Annual Affordable Housing Goals.....	26
•Figure 7: Table 3B Annual Affordable Housing Goals.....	27

RACINE 2010 ANNUAL PLAN

Needs of Public Housing	28
Antipoverty Strategy	29
Barriers to Affordable Housing	29
Lead-Based Paint.....	30
Specific Homeless Prevention Elements.....	31
Emergency Shelter Grants	34
Non-Homeless Special Needs.....	34
Community Development Block Grant.....	38
HOME.....	40

Appendix A

2010-2014 Needs Tables

- Housing Needs (Table 2A)
- Housing Market Analysis
- Homeless Needs (Table 1A)
- Non-Homeless Needs (Table 1B)
- Community Development Needs (Table 1C)

2010 Summaries Tables (Table 3A)

2010 Annual Housing Completion Goals Table (Table 3B)

2010-2014 Consolidated Plan Listing of Projects (Table 3C)

NSP Application to State of Wisconsin

Racine Comprehensive Plan: 2035 Housing Element

Racine Comprehensive Plan: 2035 Economic Development Element

RACINE 2010 ANNUAL PLAN

2010 Proposed Activities			
Decent Housing			
Applicant Agency	Activity Description	Funding Amount	HUD & Racine Objective/ Outcome
Racine Housing Department	City Housing Program # of rental units: 26 # of owner-occupied units: 28 # of households assisted with DPA : 35	CDBG: \$245,082 HOME: \$387,000	<i>DH-2</i> <i>H-1</i>
Racine Housing and Neighborhood Partnership, Inc.	Lincoln-King Neighborhood Revitalization # of units created: 1	CDBG: \$ 20,000	<i>DH-1</i> <i>H-1</i>
City of Racine	Remodeling Assistance Partnership Program (A Youth Summer Jobs Program) # of units assisted: 10	CDBG: \$ 50,000	<i>DH-1</i> <i>H-3</i>
Racine Neighborhood Watch, Inc.	Group Work Camps # of units assisted: 60 units	CDBG: \$ 40,250	<i>DH-3</i> <i>H-3</i>
City of Racine	HOME Administration	HOME: \$ 86,000	<i>H-4</i>
City of Racine	Planning/seed funds for CHDO's	HOME: \$ 43,000	<i>H-5</i>

RACINE 2010 ANNUAL PLAN

2010 Proposed Activities			
Non-Housing Community Development			
Applicant Agency	Activity Description	Funding Amount	HUD & Racine Objective/ Outcome
HALO	Emergency Shelter & Services # of persons assisted: 900	CDBG \$ 20,000	<i>SL-1 CD-1</i>
City of Racine Parks, Recreation and Cultural Services Dept	Main Gallery # of persons assisted: 50	CDBG \$ 10,000	<i>SL-1 CD-2</i>
Housing Resources, Inc.	Homeownership and Foreclosure Prevention Programs # of persons assisted: 275	CDBG \$ 43,750	<i>SL-1 CD-1 CD-7</i>
Cops N' Kids Reading Center	Cops N' Kids After School Reading Program # of persons assisted: 275	CDBG \$ 11,000	<i>SL-3 CD-2</i>
Racine Neighborhood Watch, Inc.	Racine Neighborhood Watch # of persons assisted: 14,000	CDBG \$ 28,000	<i>SL-1 CD-7</i>
City of Racine Parks, Recreation and Cultural Services Dept	King Center GED/HSED Program # of persons assisted: 95	CDBG \$ 23,000	<i>SL-1 CD-1 CD-3</i>
Racine Family YMCA	YMCA Achievers Program # of persons assisted: 70	CDBG \$ 15,000	<i>SL-1 CD-2</i>

RACINE 2010 ANNUAL PLAN

2010 Proposed Activities			
Non-Housing Community Development			
Racine Neighborhood Watch, Inc.	Racine Safe Neighborhood Alliance # of persons assisted: 14,000	CDBG \$ 20,500	<i>SL-1 CD-7</i>
Racine Literacy Council	English as a Second Language Tutoring Program # of persons assisted: 190	CDBG \$ 15,000	<i>SL-1 CD-3</i>
Project New Life Community Development Corporation	Nehemiah Place Permanent Housing Program # of persons assisted: 10	CDBG \$ 10,000	<i>SL-1 CD-1</i>
Women's Resource Center of Racine	Emergency Shelter and Continuum of Safety Services # of persons assisted: 300	CDBG \$ 20,000	<i>SL-1 CD-1</i>
Safe Haven of Racine, Inc.	Gang/Crime Diversion Task Force (G/CDTF) # of persons assisted: 55	CDBG \$ 24,000	<i>SL-1 CD-7</i>
Human Capital Development Corp. Inc.	First Choice Pre-Apprenticeship Training # of persons assisted: 235	CDBG \$ 26,750	<i>EO-1 CD-3</i>

