



**City of Racine, Wisconsin**  
**MEMORANDUM**

**AGENDA DATE:** September 19, 2019

**SUBJECT:**

Preparation for the 2020-2024 City of Racine Consolidated Plan and 2020 Analysis of Impediments to Fair Housing Choice.

**PREPARED BY:**

Matthew Rejc, Manager of Neighborhood Services

**EXECUTIVE SUMMARY:**

The 2020-2024 City of Racine Consolidated Plan and 2020 Analysis of Impediments to Fair Housing Choice will be due in the spring of 2020. Both documents will require significant citizen participation and public input, which staff of the Department of City Development intends to facilitate.

**BACKGROUND:**

As a requirement to receive certain funding streams from the U.S. Department of Housing and Urban Development (HUD), including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG) program, the City is required to abide by HUD's Consolidated Planning Process. This process requires the creation of an overarching five-year consolidated plan, which describes the jurisdiction's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources. These five-year plans are supplemented by one-year annual action plans, which implement the priorities established in the five-year plan. The City of Racine last completed a consolidated plan in 2014, which resulted in the current 2015-2019 Consolidated Plan.

HUD also suggests that grantees update their Analysis of Impediments to Fair Housing Choice (AI) documents every five years, consistent with the Consolidated Plan cycle. The AI is a review of impediments to fair housing choice in the public and private sector. An AI includes an assessment of how market conditions, as well as state and municipal regulations, affect the location, availability, and accessibility of housing in a range of unit sizes. The City of Racine last updated its AI in 2015.

**ANALYSIS:**

The City of Racine's internal Citizen Participation Plan requires the following with regards to the creation of a five-year consolidated plan and AI:

- Staff from the City Development Department will solicit input on community needs through surveys and other methods determined to be appropriate
- A draft consolidated plan will be formed based on the input received, and will be subject to a 30-day public comment period (tentatively scheduled for November 15-December 16), during which time draft versions of the plan will be available to the public for review and comment
- The draft consolidated plan will be reviewed by the CD Committee (tentatively January 16, 2020), and referred to the Common Council (tentatively January/February of 2020) for final action and adoption

- The draft AI will be reviewed by the AAHRC (tentatively January 9, 2020), and referred to the Common Council for final action and adoption (tentatively January 2020)

The City of Racine has considerable flexibility in implementing these required input strategies, and staff recommends undertaking the following four steps to achieve maximum outreach and input into the plan:

1. The CD Committee will convene at least one public hearing at a CD Committee meeting to solicit input on community development and housing needs, as well as at least one other follow-up public hearing during the 30-day public comment period
  - The public hearings are tentatively scheduled for October 17 and November 21 respectively; one public hearing must be held prior to the 30-day public comment period
2. Beyond the formal public hearings that are required by the Citizen Participation Plan, outreach will be undertaken to obtain verbal or written input at community centers and/or social service agencies, which will include 4-5 structured discussions on housing and community development needs hosted at various locations in the City.
  - Staff intends to facilitate such discussions among various public, private, and non-profit entities to determine their input regarding the use of CDBG, HOME, and ESG funds during the fall of 2019
  - A series of open-ended questions will be prompted to participants at the discussions
  - At least one structured discussion will be primarily focused on fair housing concerns and will inform the AI
3. Staff will develop a general survey available to the public on housing and community development needs and conditions in the City, which will be released to the public during the fall of 2019 and close by the end of the year
4. Staff will also create a separate fair housing survey for those who are interested in providing input related to housing discrimination or other concerns

City Development staff will also use input previously gathered in coordination with the Mayor's Office at the Renter's Roundtable event on August 9, 2019, as well as other previous consultations with mortgage lenders, community financial institutions, and housing counseling agencies.

**BUDGETARY IMPACT:**

No outside consultants will be contracted for this process. City Development staff has reviewed the existing tools and strategies developed by the consultants retained during the 2014 consolidated planning process, and determined them to be sufficient. The five-year 2020-2024 Consolidated Plan will guide the deployment of an estimated \$7,500,000 in CDBG funds, \$2,500,000 in HOME funds, and \$750,000 in ESG funds over the course of the plan's time period.

**RECOMMENDED ACTION:**

To permit Neighborhood Services staff to implement the outreach plan as presented.