



**State of Wisconsin**  
Department of Administration  
(DUNS No. 80-903-57280000)

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# **2019 Annual Action Plan DRAFT - for Public Comment**

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**State of Wisconsin ■ Tony Evers, Governor**  
**Department of Administration ■ Joel Brennan, Secretary**

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

This *2019 Annual Action Plan*, referred to as the *Plan*, covers the fifth year of the 2015-2019 Consolidated Plan (April 1, 2019, through March 31, 2020). It represents the planning and application efforts by the State of Wisconsin to secure federal funds earmarked to meet the critical housing and community needs of the State's citizens.

The State of Wisconsin has been awarded a total of \$45,007,517 in funding through five formula grant programs of the U.S. Department of Housing and Urban Development (HUD):

- Small Cities Community Development Block Grants (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grants (ESG)
- Housing Opportunities for Person with AIDS (HOPWA)
- Housing Trust Fund (HTF)

### 2. Summarize the objectives and outcomes identified in the Plan

The *Plan* addresses housing, community, and economic development needs. The goals, objectives, and activities focus on the needs of low and moderate-income persons, including persons with special needs. The Plan develops strategies and actions offering flexibility and responsiveness with accountability. The Plan continues the implementation of the CDBG-CLOSE program. CDBG-CLOSE liquidates the remaining funding and closes all Revolving Loan Funds (RLF). UGLG's that currently administer an Economic Development RLF's are required to participate in CDBG-CLOSE.

Substantial Amendment 4 made several adjustments to existing programs to maximize the utility of existing funds.

The State, in partnership with other local, state and federal entities share common goals and interests. These other entities include tribes, local and regional organizations or commissions, non-profit and for-profit corporations and other state agencies and authorities.

The Department's response to the identified housing and community development priority needs is broad-based and sensitive to local markets that are both economically and geographically diverse.

The *2019 Annual Action Plan* has 14 separate goals.

1. Rehabilitate Owner Occupied Housing
2. Rehabilitate Rental Housing
3. Build New Rental Housing
4. Provide Down Payment Assistance to Homebuyers
5. Provide Tenant-Based Rental Assistance
6. Provide Homeless Assistance
7. Assist Communities with Public Facilities Projects
8. Create Jobs Through Economic Development Assistance and Job Training
9. Increase Housing Options for Persons with HIV/AIDS
10. Increase Access to Benefits
11. Assist Communities with Local Planning
12. Special Projects
13. Housing Trust Fund

Three overarching objectives of the activities outlined in the *Plan*:

- **Providing Decent, Affordable Housing:** housing activities whose purpose is to meet individual family or community affordable housing needs;
- **Creating Suitable Living Environments:** activities designed to benefit communities, families, or individuals (primarily LMI persons) faced by addressing issues in their living environment; and
- **Creating Economic Opportunities:** job creation/retention, economic development, and commercial revitalization.

- **Availability/Accessibility:** activities that make public facilities, infrastructure, services, housing, shelter available or accessible to low- to moderate-income people;
- **Affordability:** activities that provide affordability in a variety of ways to low- to moderate income people;
- **Sustainability:** activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- to moderate-income.

These goals and expected outcomes can also be found in the *2019 Annual Action Plan: AP-20 Annual Goals and Objectives*.

### **3. Evaluation of past performance**

The State of Wisconsin will continue to build upon the progress made over recent years to increase the number of affordable and accessible housing units and to contribute to the economic sustainability of communities across the state. The Division of Energy, Housing and Community Resources will continue to support program activities which have proven to be effective while also looking for areas where the efficiency or impact of these programs can be improved.

Specific areas where the Division of Energy, Housing and Community Resources has made performance improvements have been to increase funding to the HOME-Tenant Based Rental Assistance (TBRA) program and to restructure the method of distribution of CDBG-Housing grants around a regional fair-share model. The Division's HOME-TBRA program targets individuals or families who are homeless or at risk of homelessness. Clients served by the TBRA program live in non-entitlement areas of the State where it can be difficult to find affordable and accessible housing. The Division increased funding for this program because this was an area identified where additional funding could have the greatest impact.

The CDBG-Housing program has completed its fourth round of funding through a regional model of funds disbursement. The "regional fair share model" has improved the State's CDBG-Housing program both through increasing administrative efficiencies and expanding program impact. The regional model increases coordination and control at the local level and helps to ensure funds are spread across the

entire State. As the State of Wisconsin moves into its fifth round of grant making under the new regional model it continues to seek input on ways this model can be strengthened and improved.

Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds as well as current Economic Development RLF accounts receivable will be held for UGLG's. These UGLG's will have non-competitive access to the funds to use as grants for eligible activities.

#### **4. Summary of Citizen Participation Process and consultation process**

The State consulted with a wide range of public, private and non-profit agencies in preparation of the 2015-2019 Consolidated Plan. The State provided an extensive participatory process, which included a well-publicized comprehensive online survey with 655 individuals and organization/agency responses, numerous individual and group meetings, and the receipt of several written comments from state agencies and state-wide/regional organizations for the 2015-2019 Consolidated Plan.

In compliance with the 2015-2019 Consolidated Plan (Appendix A: Citizen Participation Plan), the Department of Administration held a public hearing and made the *2019 Annual Action Plan* available for public review and comment for 30 days prior to its submission to HUD.

On April 19, 2019 and April 26, 2019, the Department posted a legal notice in the State's newspaper of record, the Wisconsin State Journal. The notice announced both the April 29, *2019 Annual Action Plan* public hearing and the availability of the draft *Plan* on the DOA website during the public comment period (April 29, 2019 – May 29, 2019).

#### **5. Summary of public comments**

[REDACTED]

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

[REDACTED]

## **7. Summary**

The Division of Energy, Housing and Community Resources offers a broad range of financial and technical assistance to improve and expand housing, increase affordable housing opportunities, and provide services to people without housing. The variety of federal and state programs it manages benefits persons with disabilities, low- and moderate-income residents, and homeless populations. The Division partners with local governments, homeless service providers, developers, and housing organizations throughout the state to improve housing conditions for low- to moderate-income Wisconsin residents. It distributes approximately \$45 million annually.

It is the Division of Energy, Housing and Community Resource's mission to assist Wisconsin governments, businesses, and non-profit agencies in building and sustaining quality communities. This mission is accomplished through the creation of economic opportunities, facilitation of local solutions to infrastructure issues, access to affordable housing and related services, and creation and retention of jobs. DEHCR is continuously working to expand the availability of quality housing in rural, underserved areas of Wisconsin. The Division's fair-share, regional approach to housing exemplifies this effort and is key to the Division's housing strategy. The Division seeks to create efficiencies and to serve more households annually through collaboration between divisional service providers and programs; specifically, its home weatherization and CDBG rehabilitation grantees. The recently approved Rural Economic Area Development Initiative (READI) recognizes the importance of agriculture in Wisconsin, especially to the economic well-being of rural communities. READI has the goal of not only expanding economic opportunities in rural communities but also to benefit the workers in local industries.



**PR-05 Lead & Responsible Agencies - 91.300(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Dept of Admin, Div of Energy, Housing & Comm Resou
HOPWA Administrator		Dept of Admin, Div of Energy, Housing & Comm Resou
HOME Administrator		Dept of Admin, Div of Energy, Housing & Comm Resou
ESG Administrator		Dept of Admin, Div of Energy, Housing & Comm Resou
HTF Administrator		WI Housing and Economic Development Authoriy

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

Susan Brown, Acting Administrator

Division of Energy, Housing and Community Resources

State of Wisconsin, Department of Administration

101 East Wilson St. 5th Floor

P.O. Box 7970

Madison, WI 53707-7970



## **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

### **1. Introduction**

The Division of Energy, Housing and Community Resources (DEHCR) consulted with public and private agencies when developing Wisconsin's 2015-2019 Consolidated Plan. DEHCR consulted with private and public housing providers, Continua of Care (CoCs), homeless service providers, grantees, and government entities. These entities are listed below in the section "Agencies, groups, organizations and others who participated in the process and consultations."

### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

DEHCR reached out to multiple different partners and/or stakeholders at the state, local, private, and nonprofit level for input. DEHCR sought input on specific evidence-based program modifications or new initiatives. Feedback was sought regarding the funding prioritization of local housing, community, and economic development needs.

DEHCR attended the 2018 "A Home for Everyone Conference" held in Green Bay, WI on July 17-18, 2018. DEHCR staff solicited input on Wisconsin's housing, community development, and economic development needs and concerns. Staff were available to discuss and answer questions related to the 2019 Annual Action Plan.

DEHCR held an application training session on February 14, 2019 for CDBG grantees including representatives from regional planning, economic development corps, consultants, and Units of General Local Government (UGLG). During the training, we discussed allowable activities based upon the Consolidated and Annual Action Plan. The Division encouraged participants to provide their ideas as it started planning for 2019 Annual Action Plan.

DEHCR attended the Wisconsin Housing and Economic Development Association (WHEDA) Conference on August 21, 2018 in Madison, WI. DEHCR presented on funding opportunities for local housing, community and economic development and discussed planned Substantial Amendments to its Consolidated Plan and Annual Action Plan. Participants were encouraged to communicate their thoughts about the 2019 Annual Action Plan.

DEHCR held an informational session on November 8, 2018 for CDBG grantees including representatives from regional planning, economic development corps, consultants, and Units of General Local Government (UGLG) to learn more about the upcoming CDBG-CLOSE program. During the training, DEHCR discussed program goals, participation requirements and allowable activities based upon the Consolidated and Annual Action Plan. The Division encouraged participants to provide their ideas as it started planning for 2019 Annual Action Plan.

DEHCR attended the 2018 Poverty Matters! Conference which was held in Milwaukee, WI on September 27-28, 2018. The Poverty Matters! Conference is committed to reducing poverty in communities in WI. DEHCR provided information on division programs and funding opportunities. Staff was available for questions related to the 2019 Annual Action Plan and encouraged public review and comments during the public comment period.

DEHCR attended the Governor's Northern Wisconsin Economic Development Summit held on December 5-6, 2017 in Minocqua, WI. The Summit provides an opportunity to address the unique challenges and opportunities of northern and rural Wisconsin's economy through a forum with the Governor's Cabinet, keynote speakers, and a series of workshops. Participants included state and local government, tribal representatives, business owners, and others. Participants were encouraged to communicate their thoughts about our 2019 AAP, visit our web site where the draft would be posted for public review and provide us with their feedback.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

DEHCR's Administrator and Bureau of Affordable Housing staff regularly attend Wisconsin CoC meetings and work closely with CoC staff to administer DEHCR programs. DEHCR attended the Wisconsin Balance of State Continuum of Care (WIBOSCOC) Quarterly meeting held on February 14-15, 2019. WIBOSCOC is

a 501(c)3 non-profit organization serving all the counties in Wisconsin, except Dane, Milwaukee, and Racine. Participants were asked for their feedback, encouraged to communicate their thoughts about our 2019 Annual Action Plan, and visit our web site where the draft would be posted for public review.

DEHCR is working with the Wisconsin Housing and Economic Development Authority (WHEDA) to implement the Housing Trust Fund in Wisconsin. HTF provides additional resources to construct and rehabilitate housing for extremely low-income Wisconsin families including homeless persons, persons at risk of homelessness, individuals, families, families with children and veterans.

**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Information regarding DEHCR's consultation with Wisconsin's CoCs is provided above. DEHCR's Administrator and ESG staff regularly attend the four Wisconsin CoC meetings and work closely with CoCs to administer the ESG program.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Madison/Dane County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
2	<b>Agency/Group/Organization</b>	Milwaukee County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
3	<b>Agency/Group/Organization</b>	Racine County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter

4	<b>Agency/Group/Organization</b>	Balance of State Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
5	<b>Agency/Group/Organization</b>	Center on Wisconsin Strategy (COWS)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
6	<b>Agency/Group/Organization</b>	Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)
	<b>Agency/Group/Organization Type</b>	Other government - State



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
7	<b>Agency/Group/Organization</b>	Wisconsin Department of Child and Family Services (DCF)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
8	<b>Agency/Group/Organization</b>	Wisconsin Department of Financial Institutions (DFI)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
9	<b>Agency/Group/Organization</b>	Wisconsin Department of Health Services (DHS)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
10	<b>Agency/Group/Organization</b>	Wisconsin Department of Natural Resources (DNR)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
11	<b>Agency/Group/Organization</b>	Wisconsin Department of Administration's Division of Intergovernmental Relations
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
12	<b>Agency/Group/Organization</b>	Wisconsin Department of Corrections (DOC)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
13	<b>Agency/Group/Organization</b>	Wisconsin Department of Transportation (DOT)
	<b>Agency/Group/Organization Type</b>	Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
14	<b>Agency/Group/Organization</b>	Wisconsin Department of Public Instruction (DPI)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
15	<b>Agency/Group/Organization</b>	Wisconsin Department of Veterans Affairs (WDVA)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter

16	<b>Agency/Group/Organization</b>	Wisconsin Department of Workforce Development (DWD)
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
17	<b>Agency/Group/Organization</b>	Wisconsin Economic Development Corporation (WEDC)
	<b>Agency/Group/Organization Type</b>	Health Agency Quasi-governmental
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
18	<b>Agency/Group/Organization</b>	WEST CENTRAL WISCONSIN COMMUNITY ACTION AGENCY INC.
	<b>Agency/Group/Organization Type</b>	Community Action Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
19	<b>Agency/Group/Organization</b>	WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY
	<b>Agency/Group/Organization Type</b>	Quasi-governmental
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development HTF Administrator
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
20	<b>Agency/Group/Organization</b>	Wisconsin Community Action Program Association (WISCAP)
	<b>Agency/Group/Organization Type</b>	Community Action Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
21	<b>Agency/Group/Organization</b>	AIDS RESOURCE CENTER OF WISCONSIN
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail/Letter
22	<b>Agency/Group/Organization</b>	Wisconsin Interagency Council
	<b>Agency/Group/Organization Type</b>	Interagency Council
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sought feedback at quarterly meetings
23	<b>Agency/Group/Organization</b>	Economic Development Corporations
	<b>Agency/Group/Organization Type</b>	Economic Development Corporations

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sought feedback at Wisconsin Economic Development Corporation Economic Development Summits

**Identify any Agency Types not consulted and provide rationale for not consulting**

DECHR consulted all relevant agencies.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Balance of State CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
Madison CoC 10 Year Plan	Madison CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
Milwaukee CoC 10 Year Plan	Milwaukee CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
Racine CoC 2013 Application	Racine CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
WHEDA Qualified Allocation Plan (QAP)	WHEDA	Assist those in need of safe, quality, affordable rental housing in Wisconsin; Support housing goals and objectives to decrease the number of people experiencing a housing cost burden and homelessness



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2014-2020 Long Range Plan for a Safe Wisconsin	Wisconsin's Governor's Council on Domestic Abuse	To assist victims of domestic violence, dating violence, sexual assault, and stalking
Brown County Housing Authority	Brown County	Assist those experiencing homelessness and decrease the number of people experiencing homelessness

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

## **AP-12 Participation - 91.115, 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Division of Energy, Housing and Community Resources (DEHCR) provided opportunities for the public to participate during the development of the 2015-2019 Wisconsin Consolidated Plan, in accordance with the current Citizen Participation Plan. The DEHCR conducted an online public survey, solicited and accepted general public comments, attended the “A Home for Everyone Conference,” and held five public input sessions in various locations around the state. DEHCR’s online survey tool and online webinar format ensured that both rural and urban communities, as well as those who were unable to travel to the chosen locations, had the opportunity to offer feedback.

**Online Public Survey:** DEHCR conducted an online public survey in order to gauge the needs and priorities of Wisconsin citizens. The survey was conducted in the summer of 2014, and was open from July 2nd –August 1st. It was taken by 655 respondents, though not every respondent answered every question. The needs and priorities outlined in the survey informed the Needs Assessment and Market Analysis, and helped the DEHCR set appropriate goals in the Strategic Plan and Annual Action Plan. The online public survey was available in English and Spanish, and other formats upon request. The results of the survey can be found in Appendix B of the 2015-2019 Consolidated Plan.

**General Public Comments:** The DEHCR solicited general public comment by posting information about the 2015-2019 Consolidated Plan on the Division’s website and accepting emailed comments. The DEHCR read, responded to, and recorded every email received. To the extent possible, the DEHCR incorporated public comments into the Consolidated Plan.

**A Home for Everyone Conference:** The DEHCR attended the 2014 “A Home for Everyone Conference.” There were approximately 250 attendees. The DEHCR held two workshop sessions in which they solicited input regarding the Consolidated Plan, they were “Impacting Local Housing Policy – Understanding the Consolidated Plan” and “What’s New at Wisconsin Division of Housing”. Both presentations included a detailed description of the Consolidated Plan and asked pointed questions about Wisconsin’s housing, community development, and economic development needs and concerns.

**Public Input Sessions:** The DEHCR held five Public Input Sessions and an online webinar throughout the state. All locations for the Public Input Sessions had accessibility features and were open to the public. They were chosen based on their location in order to distribute input sessions

spatially around Wisconsin. The online webinar was filmed and available on the DEHCR’s website for those who were unable to attend any of the Public Input Sessions, but still wanted to provide their input.

On April 19, 2019 and April 26, 2019, the Department posted a legal notice in the State’s newspaper of record, the Wisconsin State Journal. The notice announced both the April 29, 2019 *Annual Action Plan* public hearing and the availability of the draft 2019 *Annual Action Plan* on the DOA website during the public comment period (April 29, 2019 – May 29, 2019).

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Input Session, Spooner, WI	Northwest Wisconsin	5 attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
2	Public Input Session, Crandon, WI	Northeast Wisconsin	2 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
3	Public Input Session, Stevens Point, WI	Central Wisconsin	5 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
4	Public Input Session, Madison, WI	Southeast Wisconsin, Broad outreach, Wisconsin citizens	In person: 7 Attendees Online:36 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Input Session, Platteville, WI	Southwest Wisconsin	4 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
6	Wisconsin Consolidated Plan Online Public Survey	Broad outreach, Wisconsin Stakeholders and Citizens	655 Respondents	See 2015-2019 Consolidated Plan Appendix	n/a	
7	A Home For Everyone Conference	Wisconsin Stakeholders	Approximately 250 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
8	General Public Comment	Wisconsin Stakeholders and Citizens	5 Emailed comments	See 2015-2019 Consolidated Plan Appendix	n/a	
9	Public Hearing	Wisconsin Stakeholders and Citizens	0 attendees; 0 comments	See 2019 Annual Action Plan Appendix F	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Hearing	Wisconsin Stakeholders and Citizens	CDBG-CLOSE Public Hearing - 0 attendees; 14 written or e-mailed comments	See 2018 Annual Action Plan Appendix for CDBG-CLOSE submitted comments and DEHCR response	DEHCR made accommodations in CDBG-CLOSE to address some of the concerns. However, the requests to retain the RLF program as it existed or to create regional funds were not deemed feasible given the status of the program.	
11	Public Hearing	Wisconsin Stakeholders and Citizens	Substantial Amendment #4 Public Hearing - 0 attendees; 0 written or e-mailed comments received	0 written or e-mailed comments received	0 written or e-mailed comments received	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.320(c)(1,2)

#### Introduction

The following table summarizes the anticipated resources, broken down by program type, allocated by the Division of Energy, Housing and Community Resources during the Consolidated Plan’s planning period (FY 2015-2019).

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	26,611,562	62,663,258*	10,843,362	100,118,182	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	10,412,376	3,999,141	10,435,598	24,847,115	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	693,693	0	0	693,693	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,558,666	0	0	3,558,666	0	
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,731,220	0	10,606,003	14,337,223	0	



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Homeowner rehab Housing Multifamily rental new construction New construction for ownership Public Improvements Short term or transitional housing facilities	0	0	0	0	0	

**Table 5 - Expected Resources – Priority Table**

\*Includes an estimated \$17,000,000 in Housing RLF funds. Final amounts and information included in final 2019 AAP

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG Economic Development funding is often used as gap financing, allowing it to leverage other sources of funds at the local level. CDBG Public Facilities for Economic Development has a 50% match requirement. CDBG Planning and Public Facilities require a 1 for 2 match in CDBG funds awarded. Planning awards for broadband internet expansion do not require match. This requirement is often satisfied using funds from local government and other state or federal agencies.

Eligible recipients may utilize their CDBG-CLOSE grant award for the currently authorized programs as outlined in the State of Wisconsin 2015-2019 Consolidated Plan without the matching funds requirement:

1. Public Facilities;
2. Housing Rehabilitation Conversion;
3. Economic Development projects;
4. Public Facilities for Economic Development projects;
5. Planning projects

In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:

1. Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation.
2. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents.
3. Public services.

Under CDBG-CLOSE, local match for projects is encouraged, but not required. Funding limits for eligible programs under CDBG-CLOSE are as follows:

1. Public Facilities: \$3,000,000 per project;
2. Housing Rehabilitation: existing CDBG-H costs apply;
3. Economic Development projects: \$3,000,000 per project;
4. Public Facilities for Economic Development projects; \$3,000,000 per project;

5. Planning projects: \$75,000 per project

In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:

1. Broadband/high speed internet: \$3,000,000 per project;
2. Mitigation measures specifically those that address natural hazard risks: \$3,000,000 per project;
3. Public services: \$300,000 per project

HOME funding may also be used to leverage other funding. The 25% match requirement for the HOME programs is met through a combination of private financing, cash contributions, investments from state and local government sources, and donated land, materials, services, and labor. The Division of Energy, Housing and Community Resources administers the state funded Housing Cost Reduction Initiative, which is used to fund affordable housing programs.

The 100% ESG match requirement is met through use of state homeless funds, federal and state programs, local government contributions, cash donations, and donated materials, services, and labor. State funds used to end homelessness include the Homeless Prevention Program, Housing Assistance Program, State Shelter Subsidy Grants, and Critical Assistance program. HOPWA formula grants do not have matching requirements.

HTF funds are administered by the Wisconsin Housing and Economic Development Authority. No match is required by WHEDA; however, additional points are provided to applicants based on non-federal funds applied to the project.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not Applicable.

**Discussion**

The Division of Energy, Housing and Community Resources will meet with the Wisconsin Housing and Economic Development Authority (WHEDA), the administrator of the Low-Income Housing Tax Credits and the Housing Trust Fund to coordinate affordable housing resources. Members of WHEDA's staff provide advice to DEHCR's Rental Housing Development (RHD) program.

All Economic Development Revolving Loan Fund Accounts that were originally capitalized with payments of loans made from CDBG grant funds awarded prior to January 1, 1992 by the State of Wisconsin and have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.

If an UGLG retains the responsibility of servicing existing loans, the potential responsibility for re-paying the loan due to the UGLG's failure to meet a National Objective still resides with the UGLG.

Under CDBG-CLOSE, UGLG's must:

1. Return to the Department the full balance of the locally-held Revolving Loan Fund as indicated on the final report;
2. Dissolve the RLF under the process identified by the Department;
3. Complete all documentation required and requested by the Department.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Owner Occupied Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$26,716,799 HOME: \$3,073,261	Homeowner Housing Rehabilitated: 1189 Household Housing Unit
2	Rehabilitate Rental Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$2,128,773 HOME: \$2,822,035	Rental units rehabilitated: 222 Household Housing Unit
3	Build New Rental Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$0 HOME: \$5,644,071 HTF: \$3,731,220	Rental units constructed: 233 Household Housing Unit
4	Provide Down Payment Assistance to Homebuyers	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$2,541,502 HOME: \$4,244,027	Direct Financial Assistance to Homebuyers: 435 Households Assisted
5	Provide Tenant-Based Rental Assistance	2015	2019	Affordable Housing		Affordable Housing	HOME: \$6,901,337	Tenant-based rental assistance / Rapid Rehousing: 1,870 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Homeless Assistance	2015	2019	Homeless		Homelessness	ESG: \$3,558,666	Tenant-based rental assistance / Rapid Rehousing: 1,638 Households Assisted Homeless Person Overnight Shelter: 14,000 Persons Assisted Homelessness Prevention: 4,000 Persons Assisted Other: 2,000 Other
7	Assist Communities with Public Facilities Projects	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$13,498,550	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40,496 Persons Assisted
8	Create Jobs Through ED Assistance and Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$52,534,285	Jobs created/retained: 1,501 Jobs
9	Increase Housing Options for Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs		Special Needs Assistance	HOPWA: \$693,693	Tenant-based rental assistance / Rapid Rehousing: 224 Households Assisted
10	Increase Access to Benefits	2015	2019	Homeless Non-Homeless Special Needs		Special Needs Assistance	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
11	Assist Communities with Local Planning	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$257,132	Other: 10 Other

12	Special Projects	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Homelessness Special Needs Assistance Community Development Economic Development	CDBG: \$1,542,793 HOPWA: \$0 HOME: \$1,121,147 ESG: \$0 CDBG-DR: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions



1	<b>Goal Name</b>	Rehabilitate Owner Occupied Housing
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will provide funds to rehabilitate owner occupied housing through its HOME and CDBG programs. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for.
2	<b>Goal Name</b>	Rehabilitate Rental Housing
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will provide funds to rehabilitate rental housing through its HOME and CDBG programs. WHEDA may also provide funds to rehabilitate rental housing through its HTF program. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for.
3	<b>Goal Name</b>	Build New Rental Housing
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will provide funds to build new rental housing through its HOME program. WHEDA will provide funds to rehabilitate rental housing through its HTF program.
4	<b>Goal Name</b>	Provide Down Payment Assistance to Homebuyers
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will provide down payment assistance to homebuyers through its CDBG and HOME programs.
5	<b>Goal Name</b>	Provide Tenant-Based Rental Assistance
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will provide tenant-based rental assistance to homeless or at risk of homelessness populations through its HOME TBRA program.
6	<b>Goal Name</b>	Provide Homeless Assistance
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will provide assistance to those experiencing homelessness or at risk of homelessness through its ESG program. The "other" goal outcome indicator refers to the number of persons assisted with street outreach.

7	<b>Goal Name</b>	Assist Communities with Public Facilities Projects
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will assist communities with public facilities projects using CDBG funding. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for. Beginning in 2018, expand the use of CDBG-SF funding to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only allowed to be utilized for CDBG-Public Facilities for Economic Development awards.
8	<b>Goal Name</b>	Create Jobs Through ED Assistance and Job Training
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will create jobs through economic development assistance and job training using CDBG funding. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for. Beginning in 2018, expand the use of CDBG-SF funding to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only allowed to be utilized for CDBG-Public Facilities for Economic Development awards.
9	<b>Goal Name</b>	Increase Housing Options for Persons with HIV/AIDS
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will increase housing options for persons living with HIV/AIDS through its HOPWA program.
10	<b>Goal Name</b>	Increase Access to Benefits
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will increase access to benefits for those living with mental health issues using CDBG funding.
11	<b>Goal Name</b>	Assist Communities with Local Planning
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will assist communities with local planning using CDBG funds. The "other" goal outcome indicator refers to the number of communities assisted. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for. Beginning in 2018, increase the maximum award amount to \$50,000 from \$25,000 and add a 1 for 2 match requirement. For Planning awards for broadband internet expansion, the maximum Planning award is \$75,000 with no match required.

12	<b>Goal Name</b>	Special Projects
	<b>Goal Description</b>	The Division of Energy, Housing and Community Resources will fund special projects as needs arise throughout the state. These projects may be pilot-type projects or may be new activities that the state has not funded in the past. The "other" goal outcome indicator refers to the number of special projects undertaken. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for.

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

The Division of Energy, Housing and Community Resources' funding allocation priorities for the federal formula grant programs of CDBG, HOME, HOPWA, HTF and ESG are outlined in the table below. The percentage of funds allocated is shown by program type and the associated goal (see previous discussion of goals in SP-45 and AP-20).

As only whole numbers are allowed, there may be a small amount of rounding error in the estimates.

### Funding Allocation Priorities

	Rehabilitate Owner Occupied Housing (%)	Rehabilitate Rental Housing (%)	Build New Rental Housing (%)	Provide Down Payment Assistance to Homebuyers (%)	Provide Tenant-Based Rental Assistance (%)	Provide Homeless Assistance (%)	Assist Communities with Public Facilities Projects (%)	Create Jobs Through ED Assistance and Job Training (%)	Increase Housing Options for Persons with HIV/AIDS (%)	Increase Access to Benefits (%)	Assist Communities with Local Planning (%)	Special Projects (%)
CDBG	26	2	0	2	0	0	14	51	0	0	1	2
HOME	11	10	22	16	27	0	0	0	0	0	0	4
HOPWA	0	0	0	0	0	0	0	0	100	0	0	0
ESG	0	0	0	0	0	100	0	0	0	0	0	0
HTF	0	0	100	0	0	0	0	0	0	0	0	0
Other CDBG-DR	0	0	0	0	0	0	0	0	0	0	0	0

Table 7 – Funding Allocation Priorities

### Reason for Allocation Priorities

The allocation priorities shown above are a reflection of the needs of the state and the restrictions of the programs. The Needs Assessment and Market Analysis showed a statewide need for affordable housing, homeless and special needs assistance, and community and economic development. Each of these priorities is addressed by the allocation, and is addressed by the program and funding type best suited to respond to the needs of the state. Funds contained in housing revolving loan funds may be used for owner occupied rehabilitation, rental rehabilitation, security deposits for those at risk of homelessness or experiencing homelessness, or down payment assistance. Therefore, an estimated \$17,000,000 of CDBG funding used to further housing related goals will be collected by local housing revolving loan funds. Each of the changes made under Substantial Amendment 4 reflect efficiencies and program improvements designed to maximize available federal funds and streamline existing programs to benefit grantees.

In addition, an estimated \$45,663,258 of CDBG funding used to further the "Create Jobs Through Economic Development Assistance and Job Training" goal will be collected by local economic development revolving loan funds. All Economic Development Revolving Loan Fund Accounts that were originally capitalized with payments of loans made from CDBG grant funds awarded prior to January 1, 1992 by the State of Wisconsin **and** have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.

Under CDBG-CLOSE, UGLG's must:

1. Return to the Department the full balance of the locally-held Revolving Loan Fund as indicated on the final report;
2. Dissolve the RLF under the process identified by the Department;
3. Complete all documentation required and requested by the Department.

Eligible recipients may utilize their CDBG-CLOSE grant award for the currently authorized programs as outlined in the State of Wisconsin 2015-2019 Consolidated Plan without the matching funds requirement:

1. Public Facilities;
2. Housing Rehabilitation Conversion;
3. Economic Development projects;
4. Public Facilities for Economic Development projects;
5. Planning projects

In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:

1. Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation.
2. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents.
3. Public services.

The "Special Projects" category contains funding that will be used toward pilot projects and projects not typically funded by the Division in order to best respond to the evolving needs of the state.

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

The funding is distributed between goals in a way that meets the needs of the state, given the needs of the state and the capacity of current state programs. As described above, the priority needs and specific objectives are addressed by the distribution of funding amongst the goals. Beginning in 2018, expand the use of CDBG-SF funding to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF

funds were only allowed to be utilized for CDBG-Public Facilities for Economic Development awards.

## AP-30 Methods of Distribution – 91.320(d)&(k)

### Introduction:

The Division of Energy, Housing and Community Resources (DECHR) will use the following distribution methods for awarding program funds in CDBG, HOME, HOPWA, and ESG. The Wisconsin Housing and Economic Development Authority's Allocation Plan for HTF funds, pending HUD's approval, is included in the Attachments. Key elements of the method of distribution include the criteria used to select and rank applications, availability of application manuals, applicable threshold factors, and grant size limits. Additional information about each program can be found on the State of Wisconsin DECHR website.

### Distribution Methods

**Table 8 - Distribution Methods by State Program**

1	<b>State Program Name:</b>	CDBG Economic Development
	<b>Funding Sources:</b>	CDBG



<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The CDBG Economic Development program provides funds to local government to assist with business expansion and retention. Examples of eligible activities include business loans to expand facilities, purchase equipment, and employee training. The activity must result in job opportunities for low to moderate income individuals. Beginning in 2018, DEHCR will utilize CDBG-SF funds to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only utilized for CDBG-Public Facilities for Economic Development Awards.</p> <p>UGLG's that currently administer an Economic Development RLF are <u>required</u> to participate in CDBG-CLOSE. Under CDBG-CLOSE, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development RLF as well as current Economic Development RLF accounts receivable will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.</p> <p>There are three ways UGLG's will participate in CDBG-CLOSE. First, UGLG's that do not have <u>any</u> outstanding, current loans and <u>only</u> have cash on hand will receive credit for their RLF bank balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows:</p> <p>RLF Bank Balance = RLF Closeout Account</p> <p>UGLG's with outstanding loans have the option under CDBG-CLOSE to either:</p> <ol style="list-style-type: none"> <li>1. <b>Purchase</b> the value of <u>all</u> outstanding loans in the RLF portfolio and transfer those funds to DEHCR;</li> <li>2. <b>Retain the responsibility to</b> service outstanding loans locally.</li> </ol> <p>Under CDBG-CLOSE, UGLG's that opt to <u>purchase</u> all outstanding loans will receive their RLF bank balance plus their purchase of their outstanding balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows:</p> <p>RLF Bank Balance + Purchased RLF Accounts Receivable = RLF Closeout Account</p>
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	<p>Under CDBG-CLOSE, UGLG's that opt to <b>retain the responsibility to</b> service outstanding loans locally will only receive credit for their RLF bank balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows:</p> <p>RLF Bank Balance = RLF Closeout Account</p> <p>DEHCR will enter into a written agreement with all UGLG's that opt to retain the responsibility to service all outstanding loans. UGLG's must return all applicable loan repayments to the State.</p> <p>Amounts received by the State will be committed to specific UGLG awards; and, as sufficient amounts are accumulated these funds will be committed ahead of grant funds for any new awards. Amounts received will not displace grant funding from other UGLG's grant-funded awards.</p>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The primary criteria used to select applications for funding are:</p> <ul style="list-style-type: none"> <li>• the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need)</li> <li>• activities listed must be eligible activities</li> <li>• need for the funding</li> </ul> <p>All Revolving Loan Fund Accounts that were originally capitalized by a CDBG award from the State of Wisconsin prior to January 1, 1992 <b>and</b> have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin <b>and</b> the State has closed out the source grant from which funds were originally used to capitalize the RLF <b>and</b> HUD has closed out the CDBG grant between HUD and the State for the original source year that capitalized the RLF are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.</p>

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Applications are available on the DEHCR website. The CDBG-CLOSE application packet is included in the Appendices.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Only existing Units of General Local Government (UGLG) that hold a CDBG RLF-ED fund will apply for funding. UGLG’s that do not have <b>any</b> outstanding, current loans and <b>only</b> have cash on hand will receive credit for their RLF bank balance as grant funding.</p> <p>UGLG’s with outstanding loans have the option under CDBG-CLOSE to either:</p> <ol style="list-style-type: none"> <li>1. <u>Purchase</u> the value of <b>all</b> outstanding loans in the RLF portfolio and transfer those funds to DEHCR; <b>or</b></li> <li>2. Retain <b>all</b> outstanding loans and service them locally.</li> </ol> <p>Under CDBG-CLOSE, UGLG’s must:</p> <ol style="list-style-type: none"> <li>1. Return to the Department the full balance of the locally-held Revolving Loan Fund as indicated on the final report;</li> <li>2. Dissolve the RLF under the process identified by the Department;</li> <li>3. Complete all documentation required and requested by the Department.</li> </ol>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Applications and handbooks are available on the DEHCR website.</p> <p>Eligible recipients may utilize their RLF Closeout grant award for the currently authorized programs as outlined in the State of Wisconsin 2015-2019 Consolidated Plan without the matching funds requirement:</p> <ol style="list-style-type: none"> <li>1. Public Facilities;</li> <li>2. Housing Rehabilitation Conversion;</li> <li>3. Economic Development projects;</li> <li>4. Public Facilities for Economic Development projects;</li> <li>5. Planning projects</li> </ol> <p>In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:</p> <ol style="list-style-type: none"> <li>1. Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public</li> </ol>
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	<p>infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation.</p> <ol style="list-style-type: none"> <li>2. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents.</li> <li>3. Public services.</li> </ol>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Resource allocation to CDBG Economic Development will be based upon several factors, including:</p> <ul style="list-style-type: none"> <li>• the number of applications received</li> <li>• historical funding amounts</li> <li>• State of Wisconsin needs</li> <li>• DEHCR priorities</li> </ul> <p>Eligible recipients may utilize CDBG-CLOSE grant awards for the following programs without the matching funds requirement: Public Facilities; Housing Rehabilitation Conversion; Economic Development projects; Public Facilities for Economic Development projects; Planning projects; Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents. Public services. Funding limits for eligible programs under CDBG-CLOSE are as follows: Public Facilities: \$3,000,000 per project; Housing Rehabilitation: existing CDBG-H costs apply; Economic Development projects: \$3,000,000 per project; Public Facilities for Economic Development projects: \$3,000,000 per project; Planning projects: \$75,000 per project In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes: Broadband/high speed internet: \$3,000,000 per project; Mitigation measures specifically those that address natural hazard risks: \$3,000,000 per project; Public services: \$300,000 per project</p>

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The State will publish an updated listing of current RLF accounts in its final, approved Annual Action Plan. Published amounts are estimates as they do not reflect current loan and repayment activity. See Attachments.</p> <p>Grantees have up to twenty-four (24) months from the start date of the CDBG-CLOSE program as defined by the State to submit an application for funding to DEHCR. Project activities must usually be completed within twenty-four (24) months from the date the funding is awarded (RLFs with large balances may be allowed additional time). Funds not disbursed within the specified time limit may be recaptured by DEHCR for reallocation to any other eligible CDBG project. All grant agreements will incorporate timelines to assure the project is on track to have successful completion within the grant term.</p>
2	<p><b>State Program Name:</b></p>	<p>CDBG Emergency Assistance Program</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Emergency Assistance Program (EAP) utilizes CDBG housing funds for communities that have sustained damages to LMI housing as a result of natural or manmade disasters (flooding, tornados, wind storms etc.). EAP funds are available on an on-going basis.</p>
	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Emergency Assistance Program (EAP) applications are evaluated for:</p> <ul style="list-style-type: none"> <li>• the severity of impact from the disaster</li> <li>• the LMI benefit</li> <li>• the financial need of the applicant</li> </ul>

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The EAP program description and application materials are available on the Division’s website. Funds are directed specifically to non-entitlement communities. EAP is in a unique position to address emergency (natural or manmade disasters) housing rehabilitation and business assistance needs in a coordinated and timely response. The DECHR is exploring options to get needed resources to the affected households more quickly. The seven CDBG housing regions could play a critical role in expediting this process.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Explained above.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>EAP funds are available statewide and, depending on the nature and frequency of natural disasters, vary in their award amounts.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	



<b>3</b>	<b>State Program Name:</b>	CDBG Housing
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Wisconsin Community Development Block Grant (CDBG) housing program provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units (owner occupied and rental) and homebuyer assistance. CDBG dollars are flexible and responsive to local needs. DEHCR is seeking opportunities for CDBG-Housing grantees to collaborate with local home weatherization providers to achieve efficiencies and maximize available resources.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>The state is divided into seven housing regions to administer the CDBG housing program. The regions receive fair share funds. These shares include base funding for each region. In addition to the base funding, the remainder of the funds are divided using four factors:</p> <ul style="list-style-type: none"> <li>• households below 80% of County Median Income and pay more than 30% of income on housing</li> <li>• average unemployment rate</li> <li>• percentage of LMI Households compared to the total statewide</li> <li>• percentage of structures built before 1950 compared to the total statewide</li> </ul> <p>In addition to the regions, DEHCR offers municipalities the opportunity to withdraw from a region and apply separately for set-aside funds. These funds are determined using the same four-factor formula as the CDBG housing regions.</p>

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The regional and the non-regional applications are available on the Division’s website when the application periods are open. In addition, the non-regional application is emailed to every municipality in the state, except for the counties of Dane, Waukesha, and Milwaukee which receive funds directly from HUD. The regional applications are targeted to each region.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>CDBG Housing Rehabilitation Conversion is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Explained above.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The fair share is determined based on funds available for CDBG Housing. The allocation for CDBG housing is entered into the formula and determined using the factors above.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The State will publish an updated listing of current RLF accounts in its final, approved Annual Action Plan. Published amounts are estimates as they do not reflect current loan and repayment activity. See Attachments.</p>

<b>4</b>	<b>State Program Name:</b>	CDBG Planning
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The CDBG Planning program allows communities to create plans to address issues of LMI and slum and blight. The plans can be comprehensive plans, economic development plans, and downtown redevelopment plans. Each plan must have an outcome that meets a national objective.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>The primary criteria used to select applications for funding are:</p> <ul style="list-style-type: none"> <li>• the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need)</li> <li>• activities listed must be eligible activities</li> <li>• need for the funding</li> </ul>
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	Applications and handbooks are available on the DEHCR website.

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Resource allocation to CDBG Planning will be based upon several factors, including:</p> <ul style="list-style-type: none"> <li>• the number of applications received</li> <li>• historical funding amounts</li> <li>• State of Wisconsin needs</li> <li>• DEHCR priorities Planning is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.</li> </ul>

	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The grant size limit for a CDBG Planning Grant is \$50,000 and includes a 1 for 2 match requirement. Beginning in 2018, CDBG Planning for Broadband Expansion will be funded at a maximum of \$75,000 with no match required. Under CDBG-CLOSE, the maximum award size is \$75,000.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	
5	<p><b>State Program Name:</b></p>	CDBG Public Facilities
	<p><b>Funding Sources:</b></p>	CDBG
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>CDBG Public Facilities program addresses infrastructure issues in communities including, but not limited to: water, sanitary sewer, storm sewer, utilities, streets, waste water treatment, broadband communications, fire stations, community centers, and libraries. Beginning in 2018, DEHCR will utilize CDBG-SF funds to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only utilized for CDBG-Public Facilities for Economic Development Awards. These awards will be made as Public Facilities.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The primary criteria used to select applications for funding are:</p> <ul style="list-style-type: none"> <li>• the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need)</li> <li>• activities listed must be eligible activities</li> <li>• need for the funding Public Facilities is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Applications and handbooks are available on the DEHCR website.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Resource allocation to CDBG Planning will be based upon several factors, including:</p> <ul style="list-style-type: none"> <li>• the number of applications received</li> <li>• historical funding amounts</li> <li>• State of Wisconsin needs</li> <li>• DEHCR priorities</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The grant size limit for a CDBG Public Facilities grant is \$1,000,000 and includes a \$1 for every \$2 in CDBG funds awarded as a match requirement. Under CDBG-CLOSE, the maximum award size is \$3,000,000.</p>



	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	
6	<p><b>State Program Name:</b></p>	<p>CDBG Public Facilities Economic Development</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The CDBG Public Facilities program addresses infrastructure issues in communities such as water systems, wastewater systems, and streets that are an impediment to economic development. Improving infrastructure deficiencies results in the promotion of economic development. Beginning in 2018, DEHCR will utilize CDBG-SF funds to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only utilized for CDBG-Public Facilities for Economic Development Awards.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The primary criteria used to select applications for funding are:</p> <ul style="list-style-type: none"> <li>• the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need)</li> <li>• activities listed must be eligible activities</li> <li>• need for the funding Public Facilities for Economic Development is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Applications and handbooks are available on the DEHCR website.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Resource allocation to CDBG Planning will be based upon several factors, including:</p> <ul style="list-style-type: none"> <li>• the number of applications received</li> <li>• historical funding amounts</li> <li>• State of Wisconsin needs</li> <li>• DEHCR priorities</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The grant size limit for a CDBG Public Facilities Economic Development grant is \$750,000. Under CDBG-CLOSE, the maximum award is \$3,000,000 per project.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
7	<b>State Program Name:</b>	CDBG SOAR
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The SSI/SSDI Outreach, Access and Recovery (SOAR) program serves people who are homeless or at risk of becoming homeless and have a mental illness or a co-occurring substance use disorder. SOAR clients may include people who are homeless or who are returning to the community from institutions (e.g. jails, prisons or hospitals). The SOAR program helps increase access to mainstream government benefits, by expediting the entire SSI/SSDI application process. Securing SSI/SSDI benefits for Wisconsin's people who are homeless, or at risk of homelessness and have a mental illness or a co-occurring substance use disorder, not only confers an added quality of life for the client, but reduces the overall program cost associated with serving this population (e.g., shelter stays, incarceration, emergency department visits, and hospitalizations).

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Funds are awarded through a multi-year grant application process open to any eligible UGLGs (Units of General Local Government). Awarded grants can potentially be renewed in subsequent years, but the submission of a grant application is still required. Grant applications will be evaluated based on the factors described below. Some criterion may be added based on the overall performance or issues that arose in the previous contract period.</p> <ul style="list-style-type: none"> <li>• The extent to which the application demonstrates a need for SOAR services in the proposed service area, including the presence of the target population (people who are homeless or at risk of becoming homeless and have a mental illness or a co-occurring substance abuse disorder)</li> <li>• Experience of the UGLG and not-for profit (sub-recipient), including performance and progress regarding all the DEHCR funded programs</li> <li>• The extent of the agency’s successful experience with providing SOAR-related services to people who are homeless or at risk of becoming homeless and have a mental illness or a co-occurring substance abuse disorder</li> <li>• The extent to which people who are homeless or at risk of becoming homeless and have a mental illness or a co-occurring substance abuse disorder or their family members are involved in the planning, implementation and evaluation of services offered by the applicant</li> <li>• The extent to which the applicant has planned and described the collaborative approach that must take place in providing SOAR Services</li> <li>• The extent to which the applicant will have necessary staff time dedicated to the provision of SOAR services- how will SOAR be prioritized?</li> <li>• The extent to which the applicant has a plan in place to meet the most important needs of their SOAR clients (i.e.; immediate housing, mental health services, addiction services, etc.)</li> </ul>
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	<ul style="list-style-type: none"> <li>• The extent to which the applicant will be able to address the “critical component” to a successful SOAR program</li> <li>• The extent to which there are clearly defined SOAR goals and action steps and a time-line that is achievable</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>All application manuals and other publications describing the application criteria will be made available on the DEHCR website.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Described above.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Grant allocations are partially based on the number of applications that an applicant proposes to complete in the contract period and partially based on criterion listed above and available funding amounts. Also, applicants must have staff members that are trained in the Stepping Stones to Recovery (SOAR) course which is available in person and on-line.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
8	<b>State Program Name:</b>	Emergency Solutions Grant (ESG)
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The ESG program provides funding to:</p> <ul style="list-style-type: none"> <li>• engage homeless individuals and families living on the street</li> <li>• improve the quality and quantity of emergency shelters for homeless individuals and families</li> <li>• help operate these shelters</li> <li>• provide essential services to shelter residents,</li> <li>• rapidly re-house homeless individuals and families</li> <li>• prevent families and individuals from becoming homeless</li> </ul>



<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applicants to the ESG program are lead agencies representing geographically distributed groups of homeless service providers. These groups are called “local continua of care” (CoC). All lead agencies must complete the ESG application according to guidelines.</p> <p>DEHCR apportions the funding amongst local continua of care using a formula applied against funding floors established in Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) and by DEHCR. The formula’s elements include a number of measures of homelessness and poverty, as well as measures of the efficiency and effectiveness of individual homeless service providers. Additional variables may be added as additional data becomes available in order to best distribute funding according to the needs of communities and performance of homeless service providers.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>n/a</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>The formula described above is used to give each local continua of care an allocation. While staying within HEARTH and DEHCR limitations, each local continua of care must allocate their portion of the funds to local projects based on local needs. The projects chosen to receive funding must be approved by their HUD COC. Local continua then submit their Consolidated Application to DEHCR for approval. The application contains their proposed projects, and justification for funding these projects. If approved by their HUD COC and if DEHCR does not find problems during technical review, DEHCR approves the application and funds the agencies at the proposed levels.</p> <p>Local continua of care are made up of the homeless service providers in each community, including local units of government, community and faith-based organizations, and area nonprofits. Decisions about which agencies receive funding and how much funding they receive are local decisions.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Resources are allocated according to funding floors established by HEARTH and in order to promote best practices and priorities established by the DECHR. Local Continua of Care then decide how to fund agencies within these limitations.</p>

	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Grant awards are based on the amount of funding received from HUD, and the funding formula (described above) is used to distribute funds to local Continua of Care.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	
<p><b>9</b></p>	<p><b>State Program Name:</b></p>	<p>HOME Homebuyer and Rehabilitation (HHR)</p>
	<p><b>Funding Sources:</b></p>	<p>HOME</p>

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The program is designed to provide funding for two HOME-eligible activities:</p> <ul style="list-style-type: none"> <li>• Homebuyer assistance: Direct assistance may be provided to eligible homebuyers for acquisition (down payment and closing costs), acquisition and rehabilitation, or new construction. Grantees may utilize the funds to construct housing for sale to low- and moderate-income (LMI) homebuyers (household income at or below 80% County Median Income).</li> <li>• Owner-occupied rehabilitation: Funds are provided for making essential improvements to single-family homes serving as the principal residence of LMI owners. In addition, eligible costs include energy-related improvements, accessibility improvements, lead-based paint hazard reduction, and repair of code violations.</li> </ul>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Funding is allocated based on need to service households below 80% of County Median Income. Specific items requested in the application include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Amount of funds requested by each applicant and by activity</li> <li>• Housing need description</li> <li>• Marketing plan</li> <li>• Waiting lists</li> <li>• Outreach process</li> <li>• Implementation schedule</li> </ul>

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	n/a
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	n/a
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	n/a

<b>Describe how resources will be allocated among funding categories.</b>	Explained above.
<b>Describe threshold factors and grant size limits.</b>	Explained above.
<b>What are the outcome measures expected as a result of the method of distribution?</b>	

<b>10</b>	<b>State Program Name:</b>	HOME Rental Housing Development program (RHD)
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The priorities of the HOME RHD program are:</p> <ul style="list-style-type: none"> <li>• To provide leverage of private financing for affordable rental housing</li> <li>• To provide persons at or below 30% of County Median Income (CMI) additional affordable housing units</li> <li>• To provide gap financing for affordable rental housing</li> <li>• To construct buildings that provide accessibility features following Universal Design, and follow visitability principles</li> <li>• To develop projects that emphasize high energy efficiency and sustainability</li> <li>• To promote supportive housing projects for populations with special needs</li> <li>• To facilitate affordable rental projects that are “shovel-ready” and will start construction within 12 months of contract execution</li> </ul>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The application rounds are a competitive process including both threshold criteria as well as scoring categories. These requirements were implemented to both meet and exceed those outlined in the 2013 HOME Final Rule. Chief among these new requirements are the financial feasibility standards requiring that a subsidy layering review be completed for all projects to determine the staffing and financial capacity of the developing entity as well as the long-term feasibility of the proposed rental project. Specific criteria include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Percentage of units at or below 30% CMI/homeless/Section 811</li> <li>• Preservation of any subsidized property (excluding Public Housing)</li> <li>• Percentage of visitable HOME units</li> <li>• Energy efficiency and sustainability</li> <li>• HOME cost per unit</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>n/a</p>



<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>If projects pass threshold then they will be scored and ranked. Projects will be funded as funds permit and until funding is exhausted.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Threshold factors for applications:</p> <ul style="list-style-type: none"> <li>• Long term viability</li> <li>• Demonstrated experience</li> <li>• Audited financials</li> <li>• CHDO certification</li> <li>• Debarment certification for entities receiving federal funds</li> <li>• Market demand documentation</li> <li>• Department of Financial Institutions (DFI) documentation</li> <li>• Readiness to proceed</li> <li>• Percentage of CMI units</li> </ul> <p>HOME RHD sets a maximum award per grant cycle, and no more than 2 awards per developer per year.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	

<b>11</b>	<b>State Program Name:</b>	HOME Tenant Based Rental Assistance (TBRA)
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	Tenant Based Rental Assistance (TBRA) is a rental subsidy that sub-grantees can use to help individual households with incomes at or below 80% of the county median income (CMI) afford housing costs such as rent and security deposits. Sub-grantees may also assist tenants with utility deposits when HOME is used for rental assistance or security deposits. Households targeted for the HOME-TBRA funds include homeless individuals or families and households at risk of homelessness. TBRA funds will also target homeless households with at least one household member with a disability as well as youth transitioning from foster care and homeless and have experienced domestic violence. DEHCR encourages using a “Housing First” model of housing and support services.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Funds are awarded through a multi-year grant application process open to any UGLG (Units of General Local Government) or private nonprofit agency in Wisconsin that meets the application eligibility criteria. Awarded grants can potentially be renewed in subsequent years, but the submission of a grant application is still required. Submitted grant applications are reviewed and scored. Grant applications will be evaluated based on the factors described below. Some criterion may be added based on the overall performance or issues that arose in the previous contract period.</p> <ul style="list-style-type: none"> <li>• Completeness of application and attachments</li> <li>• Agency staff, background and experience working with the described target population/TBRA program</li> <li>• Agency budget and ability to provide support staff and resources to support TBRA</li> <li>• Targeted population and strength of justification in choosing target population</li> <li>• Program design and administration</li> <li>• Outreach and inclusion of beneficiaries</li> </ul>
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	<ul style="list-style-type: none"> <li>• Explanation for how the match requirement will be met</li> <li>• Availability of support services</li> <li>• Long-term impact</li> <li>• Coordination with local Continua of Care</li> <li>• WISP Participation and accuracy of report included in application</li> <li>• Goal setting and implementation schedule</li> <li>• Organization’s track record, including the sub-grantee’s past performance and progress regarding all of their DEHCR-funded grant programs</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>n/a</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	

	<p><b>Describe threshold factors and grant size limits.</b></p>	
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	
<p><b>12</b></p>	<p><b>State Program Name:</b></p>	<p>Housing Opportunities For Persons With AIDS (HOPWA)</p>
	<p><b>Funding Sources:</b></p>	<p>HOPWA</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>HOPWA provides housing assistance and supportive services for income-eligible persons with acquired immunodeficiency syndrome or related diseases, and their families.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Selected applicants must be able to provide the full range of HOPWA services statewide, or have formal subcontracts in place with local service providers.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>n/a</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>



<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>The Division of Energy, Housing and Community Resources issues a request for proposal statewide for a project sponsor. The applicant is chosen based on ability to provide HOPWA services statewide, either directly or through subcontracts.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>For DEHCR’s HOPWA grant, assistance will be provided for:</p> <ul style="list-style-type: none"> <li>• short term rental assistance</li> <li>• associated supportive services</li> <li>• housing counseling</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>HOPWA funds are received from HUD as a formula grant annually. Funds are awarded to one project sponsor.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	The outcome measures are numbers of HOPWA eligible persons and their families who receive housing assistance and supportive services necessary to maintain housing.
13	<b>State Program Name:</b>	Housing Trust Fund
	<b>Funding Sources:</b>	HTF
	<b>Describe the state program addressed by the Method of Distribution.</b>	HTF provides additional resources to construct and rehabilitate housing for extremely low income Wisconsin families.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The Wisconsin Housing and Economic Development Authority developed its HTF Allocation Plan and it is included in the Attachments.

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	n/a
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	n/a
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	n/a

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The Wisconsin Housing and Economic Development Authority developed its HTF Allocation Plan and it is included in the Attachments.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>HTF funds are received by the Wisconsin Housing and Economic Development Authority from HUD as a formula grant annually. The Wisconsin Housing and Economic Development Authority will utilize the per unit subsidy limits for the HOME program.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The outcome measures are numbers of new and rehabilitated housing units created with HTF funds annually.</p>

<b>14</b>	<b>State Program Name:</b>	Rural Economic and Area Development Initiative (READI)
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	READI is a comprehensive resource to create new low to moderate income jobs, create new worker housing and provide worker training. READI expands not only economic development opportunities in rural WI but also the available housing needed to support the new positions created. The process will conform to federal regulation Section 105(a)(15) of the Housing and Community Development Act, as amended.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The Division of Energy, Housing and Community Resources submitted a Substantial Amendment to its existing State Consolidated Plan which HUD approved.
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	All application manuals and other publications describing the application criteria are available on the DEHCR website.

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>n/a</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>n/a</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Answered above.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The grant size limit for a CDBG Rural Economic Area Development Initiative grant is \$1,000,000, of which:</p> <ul style="list-style-type: none"> <li>• Up to \$500,000 for Economic Development (required component)</li> <li>• Up to \$300,000 for Workforce Housing (required component)</li> <li>• Up to \$200,000 for Worker Training (encouraged component)</li> </ul>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	

**Discussion:**

In addition to the programs discussed above, DEHCR is committed to working with businesses and other public agencies in order to develop initiatives that will lead to increased stability and long term employment opportunities for targeted group members. While DEHCR recognizes that targeted group members have a wide variety of needs, it anticipates that its efforts will also be focused on the following areas:

1. Job Training
2. Public Services
3. Economic and Community Development
4. Microenterprises
5. Housing
6. Public Infrastructure

If enough applications meeting the criteria described in the above-mentioned DEHCR programs are not received in a given action plan year, DEHCR reserves the right to redirect each program’s unused funds to other programs described in the method of distribution to ensure maximum utilization of funds.

<b>CDBG Economic Development Revolving Loan Funds</b>						
<b>UGLG</b>	<b>ACT</b>	<b>OBJ</b>	<b>Balance</b>	<b>Contact Name</b>	<b>Contact Phone</b>	<b>Contact Email</b>
Ashland, City of	Econ Dev	LMI Employment	424,344.23	Kate Taylor	715-682-8344	<a href="mailto:ktaylor@ashlandareadevelopment.org">ktaylor@ashlandareadevelopment.org</a>
Ashland, County of	Econ Dev	LMI Employment	285,528.24	Kate Taylor	715-682-8344	<a href="mailto:ktaylor@ashlandareadevelopment.org">ktaylor@ashlandareadevelopment.org</a>
Berlin, City of	Econ Dev	LMI Employment	181,710.19	Jodi Olson	920-361-5400	<a href="mailto:jolson@cityofberlin.net">jolson@cityofberlin.net</a>



Boscobel, City of	Econ Dev	LMI Emplo y	204,713.60	Ron Brisbois	608- 822- 3501	<a href="mailto:gcedc@grantcounty.org">gcedc@grantcounty.org</a>
Brillion, City of	Econ Dev	LMI Emplo y	76,101.80	Lori Gosz	920- 756- 2250	<a href="mailto:admin@ci.brillion.wi.us">admin@ci.brillion.wi.us</a>
Brown, County of	Econ Dev	LMI Emplo y	2,314,602. 17	Chuck Lamine	920- 448- 6480	<a href="mailto:lamine_cf@co.brown.wi.us">lamine_cf@co.brown.wi.us</a>
Buffalo, County of	Econ Dev	LMI Emplo y	393,088.16	Carl Duley	608- 685- 6254	<a href="mailto:carl.duley@co.buffalo.wi.us">carl.duley@co.buffalo.wi.us</a>
Burlington, City of	Econ Dev	LMI Emplo y	645,686.06	Carolyn Engel	262- 898- 7420	<a href="mailto:carolyn@blp504.org">carolyn@blp504.org</a>
Calumet, County of	Econ Dev	LMI Emplo y	968,398.88	Mary Kohrell	920- 849- 1680	<a href="mailto:kohrell.mary@co.calumet.wi.us">kohrell.mary@co.calumet.wi.us</a>
Cedarburg, City of	Econ Dev	LMI Emplo y	891,899.36	Kathleen Cady Schilling	262- 238- 7730	<a href="mailto:kschilling@co.ozaukee.wi.us">kschilling@co.ozaukee.wi.us</a>
Columbia, County of	Econ Dev	LMI Emplo y	1,083,890. 96	Shonna Neary	608- 742- 9645	<a href="mailto:shonna.neary@co.columbia.wi.us">shonna.neary@co.columbia.wi.us</a>
Columbus, City of	Econ Dev	LMI Emplo y	290,595.29	Patrick Vander Sanden	920- 623- 5900	<a href="mailto:pvandersanden@columbuswi.us">pvandersanden@columbuswi.us</a>
Cuba City, City of	Econ Dev	LMI Emplo y	166,186.45	Bob Jones	608- 744- 2152	<a href="mailto:cubacitycdc@gmail.com">cubacitycdc@gmail.com</a>
Darlington, City of	Econ Dev	LMI Emplo y	75,185.63	David Breunig	608- 776- 4975	<a href="mailto:dave.breunig@cityofdarlingtonwi.org">dave.breunig@cityofdarlingtonwi.org</a>

Dodge, County of	Econ Dev	LMI Emplo y	413,784.00	Nate Olson	920- 386370 1	<a href="mailto:nolson@co.dodge.wi.us">nolson@co.dodge.wi.us</a>
Door, County of	Econ Dev	LMI Emplo y	977,248.18	Jim Schuessle r	920- 743- 3113	<a href="mailto:Jim@doorcountybusiness.com">Jim@doorcountybusiness.com</a>
Edgerton, City of	Econ Dev	LMI Emplo y	162,448.23	Ramona Flanigan	608- 884- 3341	<a href="mailto:rflanigan@cityofedgerton.com">rflanigan@cityofedgerton.com</a>
Elkorn, City of	Econ Dev	LMI Emplo y	1,767,815. 81	Jessie Bartmann	262- 723- 2219	<a href="mailto:gbartmann@cityofelkhorn.org">gbartmann@cityofelkhorn.org</a>
Elroy, City of	Econ Dev	LMI Emplo y	85,893.56	Carole Brown	608- 462- 2400	<a href="mailto:cbrown@elroywi.com">cbrown@elroywi.com</a>
Florence, County of	Econ Dev	LMI Emplo y	85,159.46	Wendy Gehlhoff	715- 528- 3294	<a href="mailto:wgehlhoff@co.florence.wi.us">wgehlhoff@co.florence.wi.us</a>
Fort Atkinson, City of	Econ Dev	LMI Emplo y	229,136.81	Matt Trebatosk i	920- 563- 7760	<a href="mailto:mtrebatoski@fortatkinsonwi.net">mtrebatoski@fortatkinsonwi.net</a>
Grant, County of	Econ Dev	LMI Emplo y	189,046.76	Darlene Mickelson	608- 822- 3501	<a href="mailto:contact@grantcounty.org">contact@grantcounty.org</a>
Green, County of	Econ Dev	LMI Emplo y	698,482.91	Cara Carper	608- 328- 9452	<a href="mailto:gcdc@tds.net">gcdc@tds.net</a>
Hartford, City of	Econ Dev	LMI Emplo y	644,802.69	Justin Drew	262- 673- 8265	<a href="mailto:jdrew@ci.hartford.wi.us">jdrew@ci.hartford.wi.us</a>
Horicon, City of	Econ Dev	LMI Emplo y	183,536.51	Kristen Jacobson	920- 485- 3500	<a href="mailto:kjacobson@cityhoriconwi.us">kjacobson@cityhoriconwi.us</a>

Howard, Village of	Econ Dev	LMI Emplo y	549,253.73	Dave Wiese	920- 434- 4640	<a href="mailto:dwiese@villageofhoward.com">dwiese@villageofhoward.com</a>
Iowa, County of	Econ Dev	LMI Emplo y	400,025.96	Larry Bierke	608- 935- 0318	<a href="mailto:larry.bierke@iowacounty.org">larry.bierke@iowacounty.org</a>
Jackson, County of	Econ Dev	LMI Emplo y	767,053.45	Ray Ransom	715- 284- 0258	<a href="mailto:ray.ransom@co.jackson.wi.us">ray.ransom@co.jackson.wi.us</a>
Jefferson, City of	Econ Dev	LMI Emplo y	213,305.55	Timothy Freitag	920- 674- 7700	<a href="mailto:tfreitag@jeffersonwis.com">tfreitag@jeffersonwis.com</a>
Jefferson, County of	Econ Dev	LMI Emplo y	645,824.05	Roxanne Witte	920- 674- 8711	<a href="mailto:roxannew@jeffersoncountywi.gov">roxannew@jeffersoncountywi.gov</a>
Juneau, County of	Econ Dev	LMI Emplo y	704,493.24	Lori Chipman	608- 847- 9309	<a href="mailto:lchipman@co.juneau.wi.us">lchipman@co.juneau.wi.us</a>
Kendall, Village of	Econ Dev	LMI Emplo y	15,919.00	Lynn Hanson	608- 463- 7124	<a href="mailto:kendallvill@centurytel.net">kendallvill@centurytel.net</a>
Kenosha, County of	Econ Dev	LMI Emplo y	2,720,393. 38	Brock Portilia	262- 925- 3468	<a href="mailto:bportilia@kaba.org">bportilia@kaba.org</a>
Kewaunee, County of	Econ Dev	LMI Emplo y	1,229,652. 07	Paul Kunesh	920- 388- 7110	<a href="mailto:kuneshp@kewauneeeco.org">kuneshp@kewauneeeco.org</a>
La Crosse, County of	Econ Dev	LMI Emplo y	494,321.98	Sharon Davidson	608- 785- 9752	<a href="mailto:sdavidson@lacrossecounty.org">sdavidson@lacrossecounty.org</a>
Lake Mills, City of	Econ Dev	LMI Emplo y	320,907.67	Elizabeth Milbrath	920- 648- 2344	<a href="mailto:emilbrath@ci.lake-mills.wi.us">emilbrath@ci.lake-mills.wi.us</a>

Langlade, County of	Econ Dev	LMI Emplo y	599,007.02	Angie Close	715- 623- 5123	<a href="mailto:aclose@co.langlade.wi.us">aclose@co.langlade.wi.us</a>
Laona, Town of	Econ Dev	LMI Emplo y	60,092.89	Erin Lane	715- 674- 4071	<a href="mailto:townoflaona@centurytel.net">townoflaona@centurytel.net</a>
Little Chute, Village of	Econ Dev	LMI Emplo y	336,480.10	James Fenlon	920- 423- 3850	<a href="mailto:james@littlechutewi.org">james@littlechutewi.org</a>
Manitowoc, City of	Econ Dev	LMI Emplo y	1,460,581. 85	Nicolas Sparacio	920- 686- 6930	<a href="mailto:nsparacio@manitowoc.org">nsparacio@manitowoc.org</a>
Manitowoc, County of	Econ Dev	LMI Emplo y	954,682.43	Todd Reckelber g	920- 683- 4080	<a href="mailto:toddreckelberg@co.manitowoc.wi.us">toddreckelberg@co.manitowoc.wi.us</a>
Maribel, Village of	Econ Dev	LMI Emplo y	83,004.44	Nancy Van Elzen	920- 655- 3177	<a href="mailto:villageofmaribel@vofmaribel.org">villageofmaribel@vofmaribel.org</a>
Marinette, City of	Econ Dev	LMI Emplo y	585,923.38	Jackie Miller	715- 732- 5143	<a href="mailto:jmiller@marinette.wi.us">jmiller@marinette.wi.us</a>
Mauston, City of	Econ Dev	LMI Emplo y	307,847.10	Randy Reeg	608- 847- 6676	<a href="mailto:cityadmin@mauston.com">cityadmin@mauston.com</a>
Mazomanie , Village of	Econ Dev	LMI Emplo y	38,023.14	Susan Dietzen	608- 795- 2102	<a href="mailto:sdietzen@villageofmazomanie.com">sdietzen@villageofmazomanie.com</a>
Medford, City of	Econ Dev	LMI Emplo y	184,966.36	Sue Emmerich	715- 748472 9	<a href="mailto:medfordchamber1@gmail.com">medfordchamber1@gmail.com</a>
Menomonee Falls, Village of	Econ Dev	LMI Emplo y	989,585.36	Gabriel Gilbertson	262- 532- 4277	<a href="mailto:ggilbertson@menomonee-falls.org">ggilbertson@menomonee-falls.org</a>

Monroe, City of	Econ Dev	LMI Emplo y	986,373.59	Philip Rath	608- 329- 2527	<a href="mailto:prath@cityofmonroe.org">prath@cityofmonroe.org</a>
Monroe, County of	Econ Dev	LMI Emplo y	574,260.70	Steven Peterson	608- 769- 9910	<a href="mailto:steve@gomonroecountywi.com">steve@gomonroecountywi.com</a>
Muskego, City of	Econ Dev	LMI Emplo y	572,162.49	Scott Kroeger	262- 679- 5686	<a href="mailto:skroeger@cityofmuskego.org">skroeger@cityofmuskego.org</a>
New London, City of	Econ Dev	LMI Emplo y	355,474.94	Judy Radke	920- 982- 8500	<a href="mailto:jradke@newlondonwi.org">jradke@newlondonwi.org</a>
Oconto Falls, City of	Econ Dev	LMI Emplo y	1,366,860. 84	Eve Wallace	920- 846- 4505	<a href="mailto:dtreasurer@ci.ocontofalls.wi.us">dtreasurer@ci.ocontofalls.wi.us</a>
Oconto, County of	Econ Dev	LMI Emplo y	892,146.33	Paul Ehrfurth	920- 834- 6969	<a href="mailto:pehrfurth@gmail.com">pehrfurth@gmail.com</a>
Oneida, County of	Econ Dev	LMI Emplo y	748,131.03	Cynthia Kelling	715- 369- 9110	<a href="mailto:c.kelling@ocedc.org">c.kelling@ocedc.org</a>
Oostburg, Village of	Econ Dev	LMI Emplo y	293,044.57	Jill Ludens	920- 564- 3214	<a href="mailto:jill.ludens@oostburg.org">jill.ludens@oostburg.org</a>
Outagamie, County of	Econ Dev	LMI Emplo y	792,314.05	Kara Homan	920- 832- 6034	<a href="mailto:kara.homan@outagamie.org">kara.homan@outagamie.org</a>
Ozaukee, County of	Econ Dev	LMI Emplo y	708,468.88	Kathleen Cady Schilling	262- 238- 7730	<a href="mailto:kschilling@co.ozaukee.wi.us">kschilling@co.ozaukee.wi.us</a>
Pepin, County of	Econ Dev	LMI Emplo y	154,923.14	Pamela DeWitt	715- 672- 8704	<a href="mailto:pdewitt@co.pepin.wi.us">pdewitt@co.pepin.wi.us</a>

Pierce, County of	Econ Dev	LMI Emplo y	1,163,509. 07	Paul Schwebac h	715- 425- 3881	<a href="mailto:paul@pcedc.com">paul@pcedc.com</a>
Portage, City of	Econ Dev	LMI Emplo y	107,691.36	Marie Moe	608- 742- 2176	<a href="mailto:marie.moe@portagewi.gov">marie.moe@portagewi.gov</a>
Racine, County of	Econ Dev	LMI Emplo y	998,921.99	Carolyn Engel	262- 898- 7420	<a href="mailto:carolyn@blp504.org">carolyn@blp504.org</a>
Richland, County of	Econ Dev	LMI Emplo y	1,061,260. 28	Victor Vlasak	608- 647- 2197	<a href="mailto:victor.vlasak@co.richland.wi.us">victor.vlasak@co.richland.wi.us</a>
Ripon, City of	Econ Dev	LMI Emplo y	242,365.50	Lori Rich	920- 748- 4914	<a href="mailto:lrich@cityofripon.com">lrich@cityofripon.com</a>
Rock, County of	Econ Dev	LMI Emplo y	412,191.90	James Otterstei n	608- 757- 5598	<a href="mailto:otterste@co.rock.wi.us">otterste@co.rock.wi.us</a>
Sauk, County of	Econ Dev	LMI Emplo y	264,519.09	Kerry Beghin	608- 355- 3236	<a href="mailto:kerry.beghin@saukcountywi.gov">kerry.beghin@saukcountywi.gov</a>
Shawano, City of	Econ Dev	LMI Emplo y	451,579.63	Dennis Heling	715- 526- 5839	<a href="mailto:scepi@frontiernet.net">scepi@frontiernet.net</a>
Shawano, County of	Econ Dev	LMI Emplo y	587,168.02	Dennis Heling	715- 526- 5839	<a href="mailto:scepi@frontiernet.net">scepi@frontiernet.net</a>
Sheboygan, County of	Econ Dev	LMI Emplo y	940,245.20	Dane Checolins ki	920- 946- 9378	<a href="mailto:checolinski@sheboygancountyed.com">checolinski@sheboygancountyed.com</a>
Sheboygan, Town of	Econ Dev	LMI Emplo y	799,119.00	Cathy Conrad	920- 451- 2320	<a href="mailto:cathy@townofsheboygan.org">cathy@townofsheboygan.org</a>

Shullsburg, City of	Econ Dev	LMI Employ	89,303.80	Marsha Einsweiler	608-965-4424	<a href="mailto:m.einsweiler@cityofshullsburg.org">m.einsweiler@cityofshullsburg.org</a>
Sparta, City of	Econ Dev	LMI Employ	573,898.38	Todd Fahning	608-269-4340	<a href="mailto:bldg@spartawisconsin.org">bldg@spartawisconsin.org</a>
Taylor, County of	Econ Dev	LMI Employ	587,231.94	Ken Pearson	715-635-2197	<a href="mailto:kpearson@nwrpc.com">kpearson@nwrpc.com</a>
Tomah, City of	Econ Dev	LMI Employ	243,324.06	Roger Gorius	608-374-7422	<a href="mailto:cityadmin@tomahonline.com">cityadmin@tomahonline.com</a>
Tri-County Reg. Econ.	Econ Dev	LMI Employ	127,786.31			<a href="mailto:tcredc@gmail.com">tcredc@gmail.com</a>
Vernon, County of	Econ Dev	LMI Employ	286,473.55	Diane McGinnis	608-637-5379	<a href="mailto:diane.mcginis@vernoncounty.org">diane.mcginis@vernoncounty.org</a>
Washburn, County of	Econ Dev	LMI Employ	329,334.70	Margie Quinn	715-635-8242	<a href="mailto:mgeconomic@centurytel.net">mgeconomic@centurytel.net</a>
Whitewater, City of	Econ Dev	LMI Employ	332,831.03	Dave Carlson	262-473-0148	<a href="mailto:dcarlson@whitewater-wi.gov">dcarlson@whitewater-wi.gov</a>
Winnebago, County of	Econ Dev	LMI Employ	878,545.64	Jerry Bougie	920-232-3339	<a href="mailto:jbougie@co.winnebago.wi.us">jbougie@co.winnebago.wi.us</a>
Winneconne, Village of	Econ Dev	LMI Employ	454,147.18	Mitchell Foster	920-582-4381	<a href="mailto:administrator@winneconnewi.gov">administrator@winneconnewi.gov</a>
Wisconsin Dells, City of	Econ Dev	LMI Employ	128,306.85	Nancy Holzem	608-254-2012	<a href="mailto:nholzem@dellscitygov.com">nholzem@dellscitygov.com</a>

The Housing Revolving Loan numbers are still being tabulated as of the public hearing; final numbers and administrator's contact information will be published in the final, Annual Action Plan for 2019.



## AP-35 Projects – (Optional)

### Introduction:

The state has not identified site specific projects for plan year 2019 at this time. Funding allocations for CDBG, HOME, ESG, HOPWA and HTF projects will not be determined until program-specific applications are received and evaluated. Awards made in 2019 will be reported in the 2019 CAPER. Only entitlement communities report projects under this section.

UGLG's that currently administer an Economic Development Revolving Loan Fund are required to participate in the CDBG-CLOSE program.

Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.

There are three ways UGLG's will participate in CDBG-CLOSE. First, UGLG's that do not have **any** outstanding, current loans and **only** have cash on hand will receive credit for their RLF bank balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows:

RLF Bank Balance = RLF Closeout Account

These UGLG's will have the option to utilize CDBG-CLOSE funds for up to two (2) projects totaling the amount of their RLF Closeout Account. In addition, UGLG's may submit an application for up to one (1) additional Planning project. Depending upon the RLF Closeout Account balance, some communities may be eligible to apply for more than two projects.

UGLG's with outstanding loans have the option under CDBG-CLOSE to either:

1. **Purchase** the value of **all** outstanding loans in the RLF portfolio and transfer those funds to DEHCR;

Under CDBG-CLOSE, UGLG's that opt to **purchase** all outstanding loans will receive their RLF bank balance plus their purchase of their outstanding balance as grant funding. Under this option, UGLG's RLF

Closeout Account will be determined as follows:

$$\text{RLF Bank Balance} + \text{Purchased RLF Accounts Receivable} = \text{RLF Closeout Account}$$

In addition, UGLG's that opt to purchase all outstanding loans will have the option to utilize these funds for up to three (3) projects. For UGLG's with large RLF Closeout Balances, an additional fourth (4) project may be applied for, as determined by DEHCR.

1. **Retain the responsibility to** service outstanding loans locally.

Under CDBG-CLOSE, UGLG's that opt to **retain the responsibility to** service outstanding loans locally will only receive credit for their RLF bank balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows:

$$\text{RLF Bank Balance} = \text{RLF Closeout Account}$$

UGLG's that opt to retain all outstanding loans and service them locally will have the option to utilize CDBG-CLOSE funds for up to two (2) projects totaling the amount of their RLF Closeout Account. In addition, UGLG's may submit an application for up to one (1) additional Planning project. Depending upon the RLF Closeout Account balance, some communities may be eligible to apply for more than two projects. DEHCR will enter into a written agreement with all UGLG's that opt to retain the responsibility to service all outstanding loans. UGLG's must return all applicable loan repayments to the State. Amounts received by the State will be committed to specific UGLG awards; and, as sufficient amounts are accumulated these funds will be committed ahead of grant funds for any new awards. Amounts received will not displace grant funding from other UGLG's grant-funded awards.

#	Project Name

Table 9 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**  
**Project Summary Information**

**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

**Available Grant Amounts**

Not Applicable.

**Acceptance process of applications**

Not Applicable.

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

**State’s Process and Criteria for approving local government revitalization strategies**

Not applicable. The Division of Energy, Housing and Community Resources (DEHCR) allows all non-entitlement communities to submit applications to programs on a competitive basis.

## AP-50 Geographic Distribution – 91.320(f)

### Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The Division of Energy, Housing and Community Resources (DEHCR) has not chosen geographic target areas as a basis for funding allocation priorities. Rather, DEHCR allows all non-entitlement communities to submit applications to programs on a competitive basis.

### Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

CDBG: DEHCR does not typically award CDBG funds in entitlement communities that receive CDBG funds from HUD directly. CDBG Non-Housing programs typically receive applications from units of local government (UGLGs) across Wisconsin. Applications are reviewed and funded with those projects and areas that will have a significant impact or make a substantial contribution to enhancing the overall economic well-being of the state receiving priority. UGLG's that currently administer an Economic Development Revolving Loan Fund are required to participate in the CDBG-CLOSE program. The CDBG Housing program distributes funds to seven housing regions, and then the regional administrator of each housing region distributes dollars around the region.

HOME: DEHCR does not award HOME funds in participating jurisdictions or consortia that receive HOME funds directly from HUD. Rental Housing Development, Homebuyer and Rehabilitation, and Tenant Based Rental Assistance funds are awarded in the rest of the state (not in participating jurisdictions or consortia) on a competitive basis.

ESG: In Wisconsin, DEHCR, and the cities of Madison, Milwaukee, and Racine receive ESG funds directly from HUD. DEHCR ESG funds are awarded on a formula basis to regional entities throughout the state using indicators of poverty and homelessness.

HOPWA: DEHCR ensures, currently through its contract with Aids Resource Center of Wisconsin (ARCW),

full coverage in the 66 counties in DEHCR's HOPWA area.

HTF: Wisconsin Housing & Economic Development Authority (WHEDA) is the administrator of the National Housing Trust Fund (HTF) program in Wisconsin. WHEDA's HUD-approved HTF Allocation Plan does not limit HTF awards geographically; however, provides preference to potential projects located in the following area:

1. Properties located in the Transform Milwaukee Area
2. Properties located in a High Need Area as defined in the WHEDA Qualified Allocation Plan for the Low Income Housing Tax Credit program which can be found at <https://www.wheda.com/LIHTC/Allocating/>
3. Properties located in an area meeting the Rural Set-Aside definition for the Low Income Housing Tax Credit program: "a development must be in a location that is rural in character. The following criteria will be used by WHEDA in determining whether a site is rural in character or not: a) Population (20,000 or less, b) Location relative to other communities and the population of those communities, c) Commuting patterns and distances, d) Community economic base, and d) Community land use patterns."

## Discussion

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

**Introduction:**

In the tables below the Division of Energy, Housing and Community Resources (DEHCR) PY2018 goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing are listed. Affordable housing support will be provided through multiple program activities including, rental assistance, construction of new units, rehabilitation of existing units, and potentially acquisition of existing units. The estimates do not include the provision of homeless services such as emergency shelter, etc.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	524
Non-Homeless	1,954
Special-Needs	1,347
Total	3,824

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	1,870
The Production of New Units	109
Rehab of Existing Units	1,411
Acquisition of Existing Units	435
Total	3,824

**Table 12 - One Year Goals for Affordable Housing by Support Type**

**Discussion:**

The estimates above are derived from the “Rehabilitate Owner Occupied Housing,” “Rehabilitate Rental Housing,” “Build New Rental Housing,” “Provide Down Payment Assistance to Homebuyers,” and “Provide Tenant-Based Rental Assistance” goals.



## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

The Division of Energy, Housing and Community Resources (DEHCR) will continue to review non-entitlement Annual and 5-Year Public Housing Authority (PHA) Plans to ensure that they are consistent with DEHCR's Consolidated Plan.

The Division of Energy, Housing, and Community Resources is committed to preventing and ending homelessness in Wisconsin. PHAs are a vital community partner, and their involvement is crucial to successful efforts to end homelessness. The Division encourages PHAs to partner with their area's HUD Continuum of Care and consider the needs of households experiencing homelessness when developing their PHA Plan. If such needs exist, the Division strongly encourages PHAs to take steps described in HUD's Notice PIH 2013-15 to target housing assistance to households who are experiencing homelessness.

DEHCR solicited and received comments from stakeholder groups on its 2019 Annual Action Plan. Stakeholder groups are encouraging the Division to request PHA's to work with local Continua of Care in order to gain access to their networks of homeless assistance providers. The Division is currently reviewing how to encourage PHA's to work with CoC's in order to best leverage homeless assistance providers' knowledge, skills and follow-up services.

### **Actions planned during the next year to address the needs to public housing**

Not Applicable.

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

Not Applicable.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

DEHCR has no administrative authority over Public Housing Authorities. Although the Division does not have any specific responsibility related to addressing SEMAP issues, DEHCR staff will continue to serve as

resource advisors to the WI Association of Housing Authority board of directors and be available to provide assistance to “troubled” PHAs where feasible.

**Discussion:**

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

The Division of Energy, Housing and Community Resources (DEHCR) is committed to preventing and ending homelessness in Wisconsin. Because DEHCR has a limited amount of funds available for homeless service programs, it will seek to collaborate with the four HUD Continua of Care, other state agencies, local governments, nonprofits, and private business in order to work towards these goals. DEHCR programs will emphasize the use of evidence based practices and efficient uses of funds. Further detail is found below and in the AP-20 Annual Goals section.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Centralized or coordinated assessment has the potential to create more efficient homeless service systems by targeting resources toward those who need them most and helping clients move through the system faster. In Wisconsin, coordinated assessment is being implemented at the CoC level. DEHCR will continue to require participation in coordinated assessment for their CoC as a part of the ESG program. If the coordinated assessment system is still in the implementation phase, the recipient must participate in its implementation and eventually its use.

DEHCR recognizes that street outreach to those experiencing homelessness is necessary to engage them and work towards housing stability. Street outreach is especially critical to those experiencing chronic homelessness, and DEHCR encourages agencies to use street outreach to engage the population of persons experiencing chronic homelessness. DEHCR encourages the use of best practices in street outreach which seek to meet basic needs and engage those experiencing homelessness in a respectful

way.

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

Emergency shelter is a critical part of the homeless service system. Shelters provide temporary refuge and often serve as the “front door” or first place of entry to those experiencing homelessness. As such, it is important that emergency shelters have the ability to connect those experiencing homelessness with the resources needed to exit homelessness using the lightest touch possible. Recently, DEHCR measured the performance of emergency shelters and continua of care using a variety of metrics, including clients served, average length of stay, recurrence and occupancy rate. DEHCR will continue its effort to measure the performance and direct more funding towards best performing programs. New transitional housing projects are not funded by the ESG program, but DEHCR encourages the use of transitional housing in cases where it has been demonstrated to be to an efficient and effective use of scarce resources.

### **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 ESG program requires each local CoC to have a rapid-rehousing program and encourages local CoCs to spend more than the minimum requirement on rapid re-housing programs. Rapid re-housing focuses on quickly moving households out of homelessness and into permanent housing. This has the potential to decrease the length of time participants spend homeless, taking strain off of the shelter system. Case management and other voluntary services provided along with rental subsidy aim to stabilize families so that they can maintain rent payments after rental assistance ends.

Homeless prevention programs are also funded by both ESG and other state funds. These funds allow agencies to keep individuals and families from becoming homeless in the first place. This allows families

to avoid potential trauma, upheaval, and an eviction on their record. In order to promote efficient use of funds, DEHCR encourages targeting of prevention funds towards those who are most likely to experience homelessness without assistance.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Through its involvement with the Interagency Council on Homelessness, DEHCR works with the four Wisconsin CoCs and other state agencies which house publicly funded systems that may discharge persons into housing instability or homelessness. Collaboration allows DEHCR and these agencies to work towards discharge planning solutions. DEHCR is collaborating with the Department of Children and Families to fund a program targeted at youth who have aged out of the foster care system and are experiencing homelessness or are at risk of homelessness.

DEHCR is working with the Wisconsin Housing and Economic Development Authority (WHEDA) to implement the Housing Trust Fund in Wisconsin. HTF provides additional resources to construct and rehabilitate housing for extremely low-income Wisconsin families including homeless persons, persons at risk of homelessness, individuals, families, families with children and veterans.

## **Discussion**

**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	224
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	224

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

The Division of Energy, Housing and Community Resources (DEHCR)'s overall strategy to address barriers to affordable housing has been previously discussed in SP-55. Due to an unavoidable overlap between issues of furthering affordable housing and of providing fair housing, the actions outlined in DEHCR's 2015-2019 Fair Housing Plan should also be consulted. Below, the State's limited legal authority for addressing barriers to affordable housing is explained and DEHCR's planned actions are outlined.

The EAP is strictly a housing rehab program that does not directly address barriers to affordable housing. The program assists recipients through the provision of affordable housing by addressing their situation after a natural disaster event through rehab, replacement and relocation.

DEHCR is working with the Wisconsin Housing and Economic Development Authority (WHEDA) to implement the Housing Trust Fund in Wisconsin. HTF provides additional resources to construct and rehabilitate housing for extremely low income Wisconsin families including homeless persons, persons at risk of homelessness, individuals, families, families with children and veterans.

### **Actions it planned 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**

The State of Wisconsin's "home rule" provisions mean that zoning ordinances are left to the judgment of local governments. Sometimes local governments, in an attempt to cover the broad-based costs of public facilities improvements or to slow down a boom in new housing starts, will choose to impose impact fees, increasing lot sizes and setbacks, or establishing minimum square foot requirements for new residences. State statutes do allow local governments to waive impact fees for affordable housing developments, but it is not known how often these fees are actually waived. The net effect of these local actions may make housing more expensive than it would be without the new fees and regulations,

which may represent a barrier to affordable housing for people in lower income brackets.

DEHCR respects this constitutional policy of local control, and therefore cannot directly intervene to remove barriers to affordable housing that results from a local ordinance's imposition of regulations or fees. DEHCR and other state agencies work to ameliorate barriers to affordable housing in several ways, including:

- Support for the [WIHousingSearch.org](http://WIHousingSearch.org) website. This free online resource provides Wisconsin individuals and families a searchable database of statewide affordable rental housing.
- DEHCR works to improve the stock of affordable housing in non-entitlement jurisdictions through its state- and federally-funded housing programs.
- The Wisconsin Housing and Economic Development Authority's (WHEDA) Low-Income Housing Tax Credit (LIHTC) program offers a reduction in tax liability to property owners and private investors to encourage the development of affordable rental housing.
- WHEDA's administration of the Housing Trust Fund provides additional housing units for extremely low income persons or families in Wisconsin.

**Discussion:**



## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

The Division of Energy, Housing and Community Resources (DEHCR) plans a number of other actions to address issues related to: obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structure, and enhancing coordination between public and private housing and social service agencies. These are outlined below.

### **Actions planned to address obstacles to meeting underserved needs**

DEHCR will continue efforts to ensure maximum state coverage with program resources. Emphasis will also be placed on enhancing local capacity building and serving disadvantaged and under-served areas.

DECHR will continually evaluate its administration of CDBG funds in order to meet Wisconsin's affordable housing and community and economic development needs. One example of this dedication to program evolution is HUD's approval of DEHCR's Substantial Amendment to its existing Consolidated Plan to create the Rural Economic Area Development Initiative (READI) which provides increased resources for community economic development, workforce housing and worker training for low-to moderate income individuals and families.

DEHCR will continue to work collaboratively with units of general local government (UGLGs) so that nonprofit entities and businesses will be able to receive grants, loans and/or equity investments for activities that are allowed under the federal guidelines and best address the needs of the local community. Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.

DEHCR will continue proven program approaches as well as efforts to improve strategies and explore more efficient and effective approaches to address community needs with maximum responsiveness,

including:

- Collaborate with WHEDA, HUD, USDA Rural Development, and US Department of Commerce-Economic Development Administration to address special housing and community and economic development opportunities and sponsor training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.
- Review current policies and procedures related to maximizing the efficient reuse of program income funds to meet critical needs. DEHCR will pursue modifications where redirecting resources could address gaps in programs with unmet critical needs. All Economic Development Revolving Loan Fund Accounts that were originally capitalized with payments of loans made from CDBG grant funds awarded prior to January 1, 1992 by the State of Wisconsin **and** have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.

### **Actions planned to foster and maintain affordable housing**

The Division of Energy, Housing and Community Resources (DEHCR) will continue to fund affordable housing programs through CDBG Housing and HOME funding. The HOME program funds the construction, acquisition, and rehabilitation of single family and multifamily affordable housing, and provides rental and down payment assistance to lower income households. The CDBG-Housing program funds rehabilitation of single family and multifamily affordable housing, and provides down payment assistance to lower income households. Rehabilitation is eligible for funding under CDBG-CLOSE.

DEHCR supports the [WIHousingSearch.org](http://WIHousingSearch.org) website. This free online resource provides Wisconsin individuals and families a searchable database of statewide affordable rental housing.

DEHCR will meet with the Wisconsin Housing and Economic Development Authority (WHEDA), the administrator of the Low-Income Housing Tax Credits and Housing Trust Fund, to coordinate affordable housing resources. Members of WHEDA's staff provide advice to DEHCR's Rental Housing Development

(RHD) program.

DEHCR will use Tenant Based Rental Assistance (TBRA) funds in markets where there are rental housing choices for lower income renters and persons experiencing homelessness, but where they are experiencing or would experience a housing cost burden and need temporary assistance with monthly payments.

DEHCR will use HOPWA funding to provide short-term rental assistance and supportive services to persons with HIV/AIDS and their families.

New units of rental housing will be constructed in markets with a significant number of Low-Income renter households and an insufficient stock of affordable housing units. New owner-occupied units may be produced if there is a market and need for the units.

Rehabilitation will be used in markets where there are significant numbers of Low-Income households requiring rental or owner-occupied housing and an adequate stock of housing units which could be rehabilitated into decent, safe, and sanitary housing.

Acquisition will be used in markets where there are significant numbers of low-income families requiring decent, safe, and sanitary housing.

DEHCR will provide acquisition funds, including preservation, to grantees when demand demographics

show that the project will be financially feasible.

### **Actions planned to reduce lead-based paint hazards**

In programs administered by DEHCR, lead-safe work practices will be used in pre-1978 units whenever the rehabilitation disturbs a painted or varnished surface. Examples of this include window and door replacement, and exterior treatments to include siding and porch repair and/or replacement. DEHCR, the Department of Housing and Urban Development and the Division of Public Health (Department of Health Services) will work together to offer training to interested parties. Contractor and risk assessor training opportunities will be communicated to interested parties through current DEHCR CDBG, ESG, Supportive Housing, and HOME grantees as well as through local housing authorities. Lead Risk Assessors, Lead-Safe Renovators and Lead Abatement Workers/Supervisors must be trained in accordance with the WI Department of Health Services Administrative Rule 163.

Lead risk assessments will be conducted on units in accordance with the Lead-Safe Housing Rule. The decision to conduct a risk assessment is based on the age of the property and the cost of the rehabilitation necessary to bring the property up to the decent, safe and sanitary requirements. All projects that are completed in a pre-1978 home that disturb painted/varnished surfaces must be conducted by trained Lead-Safe Renovators and pass a lead clearance. While all projects may not be intended to reduce a lead-based paint hazard, many lead hazards are addressed through the use of lead-safe work practices in the course of the rehabilitation on a housing unit.

All properties identified containing a child with an elevated blood-lead level will continue to be addressed by a certified Lead Abatement contractor to carry out the lead hazard reduction activities.

### **Actions planned to reduce the number of poverty-level families**

The Projects for Assistance in Transition from Homelessness (PATH) initiatives, as administered by the State of Wisconsin, Department of Health, are linking up with other homeless and housing activities in targeting individuals experiencing serious mental illness and homelessness, resulting in greater self-

sufficiency for participants. ESG rapid re-housing and prevention programs create housing stability plans with clients with the goal of ensuring housing stability after ESG assistance ends. DEHCR will continue to review and expand, when possible, the use of Tenant Based Rental Assistance funding.

DEHCR administers the Temporary Assistance to Needy Families (TANF) funded program that provided funding for homeless case management services at shelter facilities. This new program, established in 2017 Wisconsin Act 59, provides shelters with funding to connect homeless families with services to facilitate employment and transition towards self-sufficiency. In addition, DEHCR administers the state-funded Homeless Grants pilot program which provides municipalities with \$75,000 to connect homeless individuals with permanent employment.

DEHCR and Wisconsin Economic Development Corporation (WEDC) will continue collaborative efforts with WHEDA and USDA-RD to help local communities, particularly in rural areas, increase their awareness of available programs and opportunities to leverage dollars to maximize both the impact of program funding and the quality of housing and community development.

In the Public Facilities for Economic Development Program and Economic Development Programs, priority will continue to be given to those projects that produce high wages and offer decent health insurance where the employer pays more than half the cost of the premiums. High wages are defined as an hourly amount that will provide for disposable income for a household after meeting basic shelter, food and health costs.

### **Actions planned to develop institutional structure**

The need for CDBG housing and community development projects continues to exceed available funding. The allocation of CDBG funds that will occur in Program Year 5 will allow the Division of Energy, Housing and Community Resources (DEHCR) to focus needed resources on housing and public facility projects without adversely affecting the Division's ability to support appropriate economic development projects. Under CDBG rules, DEHCR has enabled Units of General Local Government (UGLG) to retain the proceeds of loans made under the Economic Development and Housing programs as Revolving Loan Funds (RLF's). The Department, through the implementation of the CDBG-CLOSE program, has determined that the best course of action is to liquidate the remaining funding and to ultimately close all Revolving Loan Funds (RLF). UGLG's that currently administer an Economic Development Revolving

Loan Fund are required to participate in the CDBG-CLOSE program.

Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.

DEHCR also has HOME programs to complement existing networks of service providers. DEHCR continues its long-term support of stable non-profit organizations that provide services in areas covering most of the state. ESG is provided to regional groups of providers, encouraging them to collaborate in application and service delivery. Collaborative efforts among local agencies are strongly encouraged in DEHCR homeless assistance applications. Training and technical assistance continue to improve the delivery of housing and homeless assistance.

DEHCR administers the Weatherization Assistance Program. Many of these grantees also administer DEHCR HOME program activities. Activities consist of attic and sidewall insulation, air infiltration reduction, and heating system replacements. DEHCR also administers the Low-Income Home Energy Assistance Program and state-funded Public Benefits Program to assist households with heating assistance, emergency fuel assistance, counseling for energy conservation and energy budgets, and emergency furnace repair and replacement. Coordinated efforts and referrals between program areas are on-going and increasing.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

In addition to the connections with WHEDA noted in several places in the Plan, DEHCR staff members will work with these other state agencies and entities:

- **Balance of State, Milwaukee, Dane, and Racine Homeless Continua of Care**
- **Council of State Community Development Agencies (COSFDA)**
- **Interagency Council** - Agencies involved with homelessness include Homeless Continuum of Care entities, the Departments of Health Services, Veterans Affairs, Workforce Development, Children and Families, Corrections, Public Instruction, as well as representation by homeless

service providers.

- **Inter-Tribal network**
- **Main Street Communities**
- **National Alliance on Mental Illness of Wisconsin (NAMI WI)**
- **Other State Agencies** (building code review, business development)
- **Refugee Network**
- **Statewide Independent Living Council**
- **University of Wisconsin-Extension** (tenant and homebuyer education)
- **USDA – Rural Development housing**
- **Weatherization Operators of WI**
- **WI Association of Housing Authorities**
- **WI Community Action Programs Association**
- **WI Council on Mental Health** (interagency forum that includes housing needs of mentally ill persons)
- **WI Council on Physical Disabilities**
- **WI Department of Health Services** (transitional and permanent housing for elderly persons and persons with physical, sensory, behavioral and developmental disabilities, and lead-based paint hazard programs).
- **WI Department of Natural Resources** (water/sewer connection funding in rural areas)
- **WI Department of Transportation**
- **WI Economic Development Association**
- **WI Economic Development Corporation**
- **WI Historical Society** (Federal Section 106 review process)
- **WI Rural Water Association**
- **WI Waste Siting Board**

### **Discussion:**

The Division of Energy, Housing and Community Resources (DEHCR) staff members will participate in the following coalitions of public- and private-sector housing organizations:

Childhood Lead Poisoning Committee: A collaboration of public and private entities dedicated to eliminating lead based paint hazards in housing. A strategic plan was adopted in 2004 and updated in

2006. Implementing and evaluating the Elimination Plan is actively ongoing.

Interagency Council on Homelessness: 2017 Wisconsin Act 74 created the Interagency Council on Homelessness, whose membership consists of all cabinet agencies with funding or programming that relates to homelessness in Wisconsin. In addition, the Council includes representatives from the Wisconsin Housing and Economic Development Authority and the four CoC's of the state. The Council will establish a statewide policy on preventing and ending homelessness and will report to the Governor and Legislature on its activities and progress towards meeting its goals.

WI Collaborative for Affordable Housing: This group covers information-sharing and training issues. It includes representatives from Legal Action of Wisconsin, HUD's Wisconsin Field Office, Wisconsin Association of Housing Authorities, Wisconsin Community Action Program Association, Wisconsin Partnership for Housing Development, WHEDA, USDA and other housing organizations and local governments.

WI Fair Housing Network: This coalition focuses on fair housing education and promotion. Its membership includes representatives from the Wisconsin Equal Rights Division, Department of Safety and Professional Services, HUD's Wisconsin Field Office, WHEDA, Wisconsin Realtors Association, local boards of Realtors, equal opportunity commissions, fair housing councils, community housing resources boards and landlord and apartment associations.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

**Introduction:**

In this section the Division of Energy, Housing and Community Resources (DEHCR) addresses various program specific requirements and how it complies with federal regulations. This section provides a calculation of total program income, and also includes a discussion of the guidelines followed in the oversight of local revolving loan funds and establishment of 105(A)(15) nonprofit entities.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	62,663,258
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>62,663,258</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	1
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is		129
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as follows:

The DEHCR utilizes only forms of investment included in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

DEHCR's HOME-HHR implementation manual provides the following guidelines for the resale or recapture of HOME funds: Certain restrictions must be placed on assisted homebuyer properties in order to help preserve affordable housing. If ownership of a property is transferred during the affordability period, these provisions are triggered. Grantees have two options to ensure that the HOME subsidy originally invested in the property is used to preserve affordable housing: recapture or resale. Except when a grantee project consists of development subsidies only, with no direct subsidy to the homebuyer, then the grantee must use the resale provision since development subsidies are not subject to recapture.

*RECAPTURE:* These provisions apply when direct assistance is provided to the homebuyer. Recapture is a mechanism to recapture all or a portion of the direct HOME assistance if the recipient decides to sell the house within the affordability period at whatever price the market will bear. Under this option, the grantee may require the homebuyer to repay all of the HOME assistance received or may forgive part or all of the assistance over the term of the affordability period. The amount of repayment required and method of calculating the amount of repayment (if only partial repayment is required) must be clearly outlined in the written agreement with the homebuyer. Forgiveness must be tied to the length of time the homebuyer has occupied the home in relation to the period of affordability (i.e., the grantee would forgive 50% of the assistance amount for an owner who sold the home half-way through the period of affordability).

*NET PROCEEDS:* When the net proceeds are not sufficient to repay the direct HOME assistance and the homebuyer's investment, the net proceeds may be shared in either of two ways:

1. Recapture may be based on the ratio of the HOME assistance to the sum of the homeowner's investment (down payment and any capital improvement investment made by the owner since purchase), plus the HOME subsidy:  $[HOME \$ / (HOME \$ + Homeowner Investment)] \times Net Proceeds = Recapture$

2. The homeowner's investment may be repaid in full before any HOME funds are recaptured.

The grantee may choose to use the available proceeds from the resale to repay the homeowner's investment first. The HOME assistance is then repaid to the extent that proceeds are available.

*RESALE:* This option ensures that the HOME-assisted property remains affordable for the entire period of affordability. If the unit is sold during the period of affordability, the sale must meet the following criteria: The new purchaser must be LMI and occupy the property as the family's principal residence. The sales price must be "affordable" to the new purchaser. Affordable is defined by the grantee. Many times affordable is defined as a maximum percentage of the purchaser's income that can be used to pay the fixed costs of owning a home (i.e., loan payment of principal and interest, taxes and insurance--PITI.) Grantees must use deed restrictions or land covenants to enforce the resale restrictions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A period of affordability of units acquired with HOME funds will be followed per CFR 92.254(a)(4) and as outlined by the guidelines in the previous answer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

DEHCR does not intend to use its HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)**  
**Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

DEHCR recognizes that flexibility is needed in order to best serve various homeless populations in various areas of the state. Recipients and subrecipients of ESG funding must adhere to their area's HUD COC established written standards for each program type. If no such standards are established by the HUD COC, the recipient must develop and consistently apply written standards. The standards must provide a clear policy or instruction for the items listed in (24 CFR § 576.400 (e)(3)).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Each local Continuum of Care is required to develop and/or operate a centralized or coordinated intake or assessment system if any agencies in the Continuum of Care receive Emergency Solutions Grant/Transitional Housing Program/Homeless Prevention Program (ETH) funding. Recipients and subrecipients must participate in the centralized intake for their continuum of care. If there is not yet a centralized intake, a recipient or sub-recipient must participate in its implementation and eventually its use.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds will continue to be distributed to one fiscal agent in each HUD or local Continuum of Care on behalf of all project applicants in that continuum. The Continuum of Care will be pre-defined, based on historical partnership for previous grant competitions within the DEHCR, the HUD COC process and geographic proximity.

Each HUD or local Continuum of Care will decide how to best allocate funding to participating agencies by considering local needs, program performance and parameters laid out through HEARTH and grant program rules.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR

576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

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

5. Describe performance standards for evaluating ESG.

ESG funding is allocated using a funding formula which takes into account factors such as regional homelessness, local performance in preventing and ending homelessness, poverty levels, and other indicators of the extent of homelessness in each HUD and local Continuum of Care. Recently, the DEHCR created a performance measure to include in the funding formula, which incentivizes efficient and effective use of ESG funds. The ESG program will continue to measure the performance of recipients and sub-recipients and encourage the use of evidence based practices in service delivery.

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.320(k)(5)**

**How will the grantee distribute its HTF funds? Select all that apply:**

- Applications submitted by eligible recipients
- Subgrantees that are State Agencies
- Subgrantees that are HUD-CPD entitlement grantees

**If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".**

N/A

**If distributing HTF funds by selecting applications submitted by eligible recipients, Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**

Please see attached Allocation Plan.

**Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**  
Please see attached Allocation Plan.

**4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".**

Yes.

**5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".**

Yes.

**6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.**

Yes.

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area. If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.**

Please see attached Allocation Plan.

**8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below. In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).**

Please see attached Allocation Plan.

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".  
N/A.

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

The grantee will use the HUD issued affordable homeownership limits.

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A." Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Please see attached Allocation Plan.

**12. Refinancing of Existing Debt.** Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A.

**Discussion:**