

Substantial Amendment 5 amends the year 5 Annual Action Plan to make the following updates to existing programs administered by DEHCR: 1. Increase its maximum award under the Rental Housing Development (RHD) program from \$500,000 to \$1,000,000. 2. For CHDO applicants only, eliminate the \$1,000,000 maximum per year per recipient.

## **Executive Summary**

### **ES-05 Executive Summary - 91.300(c), 91.320(b)**

#### **1. Introduction**

The Wisconsin 2015-2019 Consolidated Plan, developed by the Department of Administration's Division of Energy, Housing and Community Resources (DEHCR), details the Division's overall strategy for addressing housing, community, and economic development needs. The focus of the activities and strategies described in this Consolidated Plan is on the evolving needs of low- and moderate-income persons, including persons with special needs. A central theme throughout this Plan is the development of strategies offering flexibility, responsiveness, and accountability. The Wisconsin 2015-2019 Consolidated Plan defines how the Division of Energy, Housing and Community Resources will distribute grant funds to local governments, public and private organizations, and businesses. The majority of these funds are U.S. Department of Housing and Urban Development (HUD) formula grants for:

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

In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families. Pursuant to the public input process, HTF funds will be provided consistent with the Consolidated Plan, Annual Action Plan and Allocation Plan for HTF. Eligible recipients for funding include:

- Non-profit or for-profit entities
- Housing Authorities
- Tribal Housing Authorities

Funding will be provided pursuant to a Request for Proposal (RFP) process and recipients must score a minimum number of points on a standardized criteria to establish eligibility.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Housing areas of special focus for this Plan include the promotion of residential rehabilitation; rental assistance; and assistance for the homeless and special needs populations, with the priority given to households at the lowest income levels. Resources will be directed to projects that address the need for safe, decent, and affordable housing for a variety of populations. In addition, the Wisconsin Housing and Economic Development Authority, WI's designated administrator of Housing Trust Funds, will award funds to eligible recipients to construct and rehabilitate housing for extremely low-income families.

Funding projects that help support the infrastructure and public facilities of communities is another top priority of this Plan. Community development activities include the replacement or reconstruction of deteriorating infrastructure, the construction or rehabilitation of essential community facilities such as community centers, senior centers, and libraries. Resources will be directed to projects that alleviate threats to public health, safety, or welfare, reduce slum and blight, or respond to an urgent local need.

Additionally, this Plan will focus on helping local governments assist businesses in creating and retaining jobs for individuals with low and moderate incomes. Economic development program resources will be directed to projects that create and expand economic opportunity in Wisconsin communities.

Highlighting these focus areas, the Division of Energy, Housing and Community Resources has identified five high priority needs and 12 goals. The high priority needs are:

- Affordable Housing: fund the construction and rehabilitation of affordable housing, and provide rental and down payment assistance to lower income households and extremely low-income households.
- Homelessness: provide funding for emergency shelter, street outreach, prevention, and rapid re-housing.
- Special Needs Assistance: assist persons experiencing homelessness, special needs populations, and persons with HIV/AIDS.
- Community Development: address community development needs such as the need for public facilities and planning grants.
- Economic Development: address economic development needs through economic development loans and job training.

The Division of Energy, Housing and Community Resource's 12 goals are:

- Rehabilitate Owner Occupied Housing
- Rehabilitate Rental Housing
- Build New Rental Housing
- Provide Down Payment Assistance for Homebuyers
- Provide Tenant-Based Rental Assistance for Homeless or Special Needs Populations
- Provide Assistance to Those Experiencing Homelessness or at Risk of Homelessness
- Assist Communities with Public Facilities Projects
- Create and Retain Jobs through Economic Development Assistance and Job Training
- Increase Housing Options for Persons Living with HIV/AIDS
- Increase Access to Benefits for those Living with Mental Health Issues
- Assist Communities with Local Planning
- Special Projects

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

The Division of Energy, Housing and Community Resources will continue to build upon the progress made over the past 5 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 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 changes 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 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 CDBG-Housing program has completed its third round of funding through a new regional model of funds disbursement. The fair share regional model has improved the Division's CDBG-Housing program through both increasing administrative efficiencies and program impact. The regional model increases coordination and control at the local level and helps to ensure that funds are more evenly spread across the entire state. As the Division moves into its second round of grants under the regional model it continues to seek input on ways this model can be strengthened and improved.

Implementation of the CDBG-CLOSE program. CDBG-CLOSE is designed to provide the necessary regulatory and financial flexibility for communities to address local needs. 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 unless:

1. Capitalization of the RLF took place before January 1, 1992, and
2. The State has closed out the source grant from which funds were originally used to capitalize the RLF, and
3. HUD has closed out the CDBG grant between HUD and the State for the original source year that capitalized the RLF.

#### **4. Summary of citizen participation process and consultation process**

The Division of Energy, Housing and Community Resources consulted with public and private agencies when developing Wisconsin's 2015-2019 Consolidated Plan. The Division consulted with private and public housing providers, Continua of Care (CoC), homeless service providers, grantees, and government entities by attending conferences, conducting surveys, soliciting input via a Partner and Stakeholder Letter, and holding five public input sessions around the state as well as an online webinar.

The Division provided opportunities for the public to participate during the development of the 2015-2019 Wisconsin Consolidated Plan. The Division of Energy, Housing and Community Resources conducted an online public survey, solicited and accepted general public comments, attended conferences, and held five public input sessions in various locations around the state. The Division's online public survey 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. The Division of Energy, Housing and Community Resources, in concert with the Wisconsin Housing and Economic Development Authority, solicited and accepted general public comments, attended a statewide housing conference, and held a public input session when performing the Substantial Amendment for the Housing Trust Fund. The Wisconsin Housing and Economic Development Authority is Wisconsin's designated administrator for the HTF. The Division solicited and accepted general public comments, held a public input session and to date has held 11 regional informational sessions for the purpose of providing information about the CDBG-CLOSE program for the Substantial Amendment. The Division solicited and accepted general public comments per its Citizen Participation Plan for Substantial Amendment 4.

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

The Division of Energy, Housing and Community Resources held a public hearing on January 7, 2015 and posted the Draft 2015-2019 Consolidated Plan for public comment from January 7, 2015 through February 5, 2015. This was done in accordance with the Citizen Participation Plan. The Division received

12 public comments from various advocacy groups and concerned citizens. The main topics brought up in these public comments were: Revolving Loan Funds, homeless issues, Universal Design and Visitability as they relate to persons with disabilities, fund allocation, lead paint issues, and the National Housing Trust Fund. The 12 public comments and the Division's response to each public comment can be found in Appendix D.

To enable the public to provide input to the State on the Housing Trust Fund Substantial Amendment, the Division of Energy, Housing and Community Resources held a public hearing on June 20, 2016 and posted the Draft Substantial Amendment 2 to the 2015-2019 Consolidated Plan for public comment from June 20, 2016 through July 19, 2016. This was done in accordance with the Citizen Participation Plan. The Division received five public comments from various advocacy groups and concerned citizens. The main topics brought up in these public comments were: funding for people with disabilities, leveraging additional federal aid, administrative costs, capitalizing operating subsidies and providing funding on a statewide basis. In addition, the Wisconsin Housing and Economic Development Authority received five separate public comments from various advocacy groups and concerned citizens. The main topics brought up in these public comments were: seeking clarification for subsidy language and funding sources, encouraging longer affordability period, increasing points awarded for projects serving target populations, award grants or 0% interest loans, create siting standards and demographic reporting. All 10 public comments and WHEDA's response to each public comment can be found in Appendix E.

To enable the public to provide input to the State on the CDBG-CLOSE Substantial Amendment, the Division of Energy, Housing and Community Resources held a public hearing on June 12, 2018 and posted the Draft Substantial Amendment 3 to the 2015-2019 Consolidated Plan for public comment from June 12, 2018 through July 12, 2018. This was done in accordance with the Citizen Participation Plan. The Division received 14 public comments from various advocacy groups and concerned citizens. The main topics brought up in these public comments were: buy out related, RLF Account formula, project flexibility, numbers of projects, project and disbursement timelines, and creating regional accounts. All 14 public comments and the Division's response to each can be found in Appendix A.

The State followed its Citizen Participation Plan to enable the public to provide input on Substantial Amendment 4. The Division of Energy, Housing and Community Resources held a public hearing on October 12, 2018 and posted the Draft Substantial Amendment 4 to the 2015-2019 Consolidated Plan for public comment from October 12, 2018 through November 12, 2018. This was done in accordance with the Citizen Participation Plan. The Division did not receive any public comments regarding its plan.

The State followed its Citizen Participation Plan to enable the public to provide input on Substantial Amendment 5. The Division of Energy, Housing and Community Resources held a public hearing on July 12, 2019 and posted the Draft Substantial Amendment 5 to the 2015-2019 Consolidated Plan for public comment from July 12, 2019 through August 12, 2019. This was done in accordance with the Citizen Participation Plan. **The Division received \_\_\_ public comments regarding its plan.**

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

public comments were received by the Division of Energy, Housing and Community Resources during the Substantial Amendment 5 public comment period.

## 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 over \$30 million annually. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families. It is anticipated that WHEDA will administer approximately \$3 million in HTF funds per year. Lastly, CDBG-CLOSE is designed to provide the necessary regulatory and financial flexibility for communities to address local needs. 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.

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.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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
		WI Housing and Economic Development Authority

**Table 1 – Responsible Agencies**

### Narrative

The 2015-2019 Consolidated Plan was developed by the Wisconsin Department of Administration’s Division of Housing. Substantial Amendment 1, 2, 3, 4 and 5 were developed by the Wisconsin Department of Administration's Division of Energy, Housing and Community Resources.

### Consolidated Plan Public Contact Information

Ms. Susan Brown, Acting Administrator, Division of Energy, Housing and Community Resources

Wisconsin Department of Administration

101 E. Wilson St. P.O. Box 7970

Madison, WI 53707-7970

(608) 266-2035/(608) 266-5381 (FAX)

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

### **1. Introduction**

The Division of Housing consulted with public and private agencies when developing Wisconsin's 2015-2019 Consolidated Plan. The Division consulted with private and public housing providers, Continua of Care (CoCs), homeless service providers, grantees, and government entities. The Division of Energy, Housing and Community Resources held a public hearing and solicited feedback on Substantial Amendment 5, per its Citizen Participation Plan. [REDACTED] public comments were received regarding Substantial Amendment 5.

### **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 (91.215(l))**

Partner and Stakeholder Letter: DOH reached out to multiple different partners and/or stakeholders at the state, local, private, and nonprofit level for their input. The Division sought input on specific evidence based program modifications or new initiatives that could enable the Division to better meet the needs of Wisconsin's citizens. In addition, feedback was sought regarding the funding prioritization of local housing, community, and economic development needs.

Online Public Survey: DOH conducted an online public survey in order to gauge the needs and priorities of Wisconsin citizens. The survey was open from July 2nd –August 1st, 2014. 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 DOH set appropriate goals in the Strategic Plan and Annual Action Plan. The online public survey was available in English and Spanish, the survey was also made available in other formats upon request.

A Home for Everyone Conference: DOH attended the 2014 "A Home for Everyone Conference". The conference had approximately 250 attendees and was held on July 16-17, 2014 in Pewaukee, Wisconsin. DOH 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.

Poverty Matters! Conference: DOH attended the 2014 Poverty Matters! Conference. The conference was held on September 24-25, 2014 in Appleton, WI. The Poverty Matters! Conference is committed to reducing poverty in communities in Wisconsin. DOH attended panel sessions which informed the Consolidated Plan's Needs Assessment and Market Analysis sections.



Wisconsin Public Housing Survey: DOH conducted a Public Housing Survey which was sent to 188 contacts at the 120 Wisconsin Public Housing Authorities. The survey was open from July 14th, 2014 – August 1st, 2014 and had 94 respondents (not all respondents answered every question). The Public Housing Survey was made available in other formats, or translated, upon request.

Public Input Sessions: DOH 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. The online webinar was filmed and available on DOH's website for those who were unable to attend any of the Public Input Sessions but still wanted to provide their input.

Public Notices informing communities of the Public Input Sessions were published in the Spooner Advocate (Spooner, WI and surrounding areas), The Forest Republican (Crandon, WI and surrounding areas), Stevens Point Journal (Stevens Point, WI and surrounding areas), Wisconsin State Journal (Wisconsin), The Platteville Journal (Platteville, WI and surrounding areas). Information about the Public Input Sessions was emailed to relevant state stakeholders. Accommodations, such as example translation/interpretation services or for persons with disabilities, for the Public Input Sessions were available upon request and all Public Input Session were held at accessible venues.

**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**

The Division of Housing's Administrator and Bureau of Supportive Housing staff regularly attend Wisconsin CoC meetings and work closely with CoC staff to administer DOH programs. The Division solicited feedback specific to the 2015-2019 Consolidated Plan at the Wisconsin Balance of State CoC Quarterly Meeting held on Aug. 14-15, 2014 at the Best Western Midway Hotel in Wausau, WI. The Division of Housing distributed its online public survey to all four Continua of Care in Wisconsin and attended conferences where CoCs were in attendance, specifically "A Home for Everyone Conference" and the "Poverty Matters!" conference. Wisconsin's CoCs were asked targeted questions related to homeless service delivery in the Partner and Stakeholder Letter. Their responses informed the Homeless Needs Assessment and Market Analysis. Because service delivery structure and extent of homelessness differs in different regions of Wisconsin, the Division of Housing works with regional groupings of agencies (referred to as local continua) often while administering the ESG program.

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

Information regarding the Division of Housing's consultation with Wisconsin's CoCs is provided above. The Division of Housing's Administrator and ESG staff regularly attend Wisconsin CoC meetings and works closely with CoCs to administer the ESG program.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Letter/Email
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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Lead-based Paint Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Strategy Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Strategy Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/Letter
17	<b>Agency/Group/Organization</b>	Wisconsin Economic Development Corporation (WEDC)
	<b>Agency/Group/Organization Type</b>	Quasi-governmental
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email/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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sought feedback at bimonthly 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 Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sought feedback at Wisconsin Economic Development Corporation Regional Economic Development Summits.

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

The Division of Housing consulted all relevant agencies.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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
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

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

**Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))**

The Division of Housing encouraged units of local government (UGLGs) to participate in the development of the Consolidated Plan. DOH sent email notifications to 1,900 units of local government, informing them of the online public survey and public input sessions, and encouraging them to submit feedback if they were unable to take the survey or attend the input sessions. DOH staff also solicited feedback from local government staff and local economic development corporation staff at Wisconsin Economic Development Corporation Regional Economic summits.

**Narrative (optional):**

The locations of the Public Input Sessions were:

- Spooner, WI Location: Spooner Council Chambers, 515 N. Summit Street, Spooner, WI 54801 Date: August 21, 2014

- Crandon, WI Location: Crandon Public Library, 110 W. Polk Street, Crandon, WI 54520 Date: August 22, 2014

- Stevens Point, WI Location: Portage County Public Library, Pinery Room, 1001 Main Street, Stevens Point, WI 54481 Date: August 25, 2014

- Madison, WI + Online WebinarLocation: Department of Administration, St. Croix Room, 101 E Wilson Street, Madison, WI 53703Date: September 10, 2014

- Platteville, WI Location: City Hall, Council Chambers, 75 N. Bonson Street, Platteville, WI 53818 Date: September 12, 2014



## **PR-15 Citizen 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**

DEHCR developed the 2015-2019 WI Consolidated Plan in accordance with its Citizen Participation Plan. DEHCR conducted an online public survey, solicited and accepted public comments, attended A Home for Everyone Conference, and held 5 public input sessions across WI. DEHCR's online survey and webinar ensured that rural and urban communities as well as those who were unable to travel to the locations, could offer feedback.

DEHCR conducted an online survey to gauge the needs and priorities of Wisconsin citizens. The survey was open from July 2 –August 1 2014 . 655 respondents; not every respondent answered every question. The needs and priorities from the survey informed the Needs Assessment and Market Analysis, and set goals in the Strategic Plan and Annual Action Plan. The online survey was available in English, Spanish, and other formats. The results can be found in Appendix B.

DEHCR solicited public comments by posting on the Division's website and accepted emailed comments. DEHCR read, responded to, and recorded every email received. As possible, DEHCR incorporated public comments into this Consolidated Plan.

DEHCR attended the 2014 "A Home for Everyone Conference" on July 16-17, 2014 in Pewaukee, WI. Approximately 250 persons attended. DEHCR held 2 workshop sessions to solicit input regarding the Consolidated Plan: "Impacting Local Housing Policy – Understanding the Consolidated Plan" and "What's New at WI Division of Housing". Both presentations included a detailed description of the Plan and asked questions about WI's housing, community, and economic development needs and concerns.

DEHCR held 5 Public Input Sessions and an online webinar. All locations for the Public Input Sessions had accessibility features and were open to the public. Locations were chosen spatially around WI. The online webinar was filmed and available on the DOH's website for those who were unable to attend any of the Public Input Sessions but still wanted to provide their input.

Public Notices informing communities of the Public Input Sessions were published in the Spooner Advocate (Spooner, WI and surrounding areas), The Forest Republican (Crandon, WI and surrounding areas), Stevens Point Journal (Stevens Point, WI and surrounding areas), Wisconsin State Journal (WI), The Platteville Journal (Platteville, WI and surrounding areas). Information about the Public Input Sessions was emailed to

state stakeholders. Accommodations, such as translation/interpretation services or for persons with disabilities, for the Public Input Sessions were available upon request and all Public Input Session were held at accessible venues.

DEHCR and WHEDA solicited and accepted general public comments, attended a statewide housing conference, and held a public input session for the Substantial Amendment for the HTF. WHEDA is WI's designated administrator for the HTF.

For Substantial Amendment #3, DEHCR solicited and accepted general public comments, held a public input session and to date, held 11 local informational meetings when performing the Substantial Amendment for the CDBG-CLOSE program.

DEHCR solicited and accepted general public comments and held a public input session when developing Substantial Amendment #4. This was done in conformity to its Citizen Participation Plan.

DEHCR solicited and accepted general public comments and held a public input session when developing Substantial Amendment #5. This was done in conformity to its Citizen Participation Plan.

**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 Appendix	N/A	
2	Public Input Session, Crandon, WI	Northeast Wisconsin	2 Attendees	See 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)
3	Public Input Session, Stevens Point, WI	Central Wisconsin	5 Attendees	See Appendix	N/A	
4	Public Input Session, Madison, WI	Southeast Wisconsin, Broad outreach, Wisconsin citizens	In person: 7 Attendees Online:36 Attendees	See Appendix	N/A	
5	Public Input Session, Platteville, WI	Southwest Wisconsin	4 Attendees	See Appendix	N/A	
6	Public Input Session, Survey	Broad outreach, Wisconsin Stakeholders and Citizens	655 Respondents	See Appendix B	N/A	
7	Public Input Session, multiple conferences	Wisconsin Stakeholders	Approximately 250 Attendees	See Appendix	N/A	
8	Public Input Session, Spooner, WI	Wisconsin Stakeholders and Citizens	5 Emailed comments	See Appendix	N/A	
11	Public Input Session, Spooner, WI	Wisconsin Stakeholders and Citizens	Five Emailed comments	See Appendix	N/A	
12	Public Input Session, Spooner, WI	Wisconsin Stakeholders	Approximately 250 Attendees	See Appendix	N/A	

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment details the State of Wisconsin's needs related to affordable housing, community development, and homelessness, which include: Housing Needs Assessment, Disproportionately Greater Need, Public Housing, Homeless Needs Assessment, Non-Homeless Special Needs Assessment, and Non-Housing Community Development needs.

### NA-10 Housing Needs Assessment

- The most prevalent housing problems in Wisconsin are cost burden (households paying between 30-50% of their monthly income on housing) and severe cost burden (households paying more than 50% of their monthly income on housing), which are proportionally greater in the lowest income brackets and proportionally less frequent in the higher income brackets. This indicates a need for housing affordable at the lowest income levels. As Wisconsin's population is expected to continue to grow, with a large percentage of this growth among those aged 65 and older, there is also a need for affordable, accessible housing for this increasingly elderly population.
- Housing units are classified as having a housing problem if the unit:
  - Lacks complete kitchen facilities
  - Lacks complete plumbing facilities,
  - Is overcrowded (more than one person per room), and
  - Has a cost burden greater than 30% of the household's monthly income.
- Housing units are classified as having a severe housing problem if the unit:
  - Lacks complete kitchen facilities
  - Lacks complete plumbing facilities
  - Is severely overcrowded (more than 1.5 person per room)
  - Has a severe cost burden greater than 50% of the household's monthly income
- Housing cost burdens are classified as:
  - No cost burden – households paying less than 30% of their monthly income on housing
  - Cost burden – households paying between 30-50% of their monthly income on housing
  - Severe cost burden – households paying more than 50% of their monthly income on housing

(continued text 1)

### **NA-15 – 30: Disproportionately Greater Need**

- A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. NA-15, NA-20, NA-25, and NA-30 discuss disproportionately greater need among groups experiencing housing problems, severe housing problems, and housing cost burdens.
- Using prepopulated data from the American Community Survey, the Division of Housing found that there is a disproportionately greater need among:
  - Housing problems
  - Asian (Moderate Income, Middle Income)
  - Black/African American (Low Income)
  - Pacific Islander (Extremely Low Income)
  - Severe housing problems
  - Asian (Low Income, Moderate Income, Middle Income)
  - Pacific Islander (Extremely Low Income)
  - Housing cost burdens
  - Black/African American

### **NA-35: Public Housing**

- In Wisconsin, the Division of Housing does not directly administer public housing funds. A survey of the 120 Public Housing Authorities in Wisconsin and Wisconsin Housing and Economic Development Authority (WHEDA), revealed that in most cases, there is a long waiting list for public housing and housing vouchers.

### **NA-40: Homeless Needs Assessment**

- According to January 2014's Point-in-Time Count, 6,058 persons were homeless in Wisconsin at a single point in time. Approximately 11% of the homeless population in Wisconsin is people experiencing chronic homelessness. Despite national decreases in the number of people experiencing homelessness, the number of clients receiving services and shelter from HMIS participating agencies in Wisconsin has increased 13% from 2009 to 2013, from 24,294 to 27,556. Decreasing the rate of homelessness will require investment in evidence based practices aimed at housing all populations experiencing homelessness.

#### **NA-45: Non-Homeless Special Needs Assessment**

- Special needs populations in Wisconsin include: elders, frail elders, persons with disabilities, persons with substance abuse disorders, and victims of domestic violence. When discussing special needs populations it must be recognized that people with disabilities have less access to resources as they are more likely to be un- or underemployed, that people living in poverty tend to have a higher incidence of disability, and that elderly populations are more prone to disability as prevalence of disability increases with age. For special needs populations, there is a need for housing, accessibility improvements that allow aging in place, supportive housing, and programs tailored to helping special needs populations stay in housing.

**(continued text 2)**

#### **NA-50: Non-Housing Community Development Needs**

As identified through an online public survey conducted by the Division of Housing to gather feedback for the Consolidated Plan, the top five perceived needs of community development projects are:

1. To fund community development planning efforts that spur new investment
2. To address public infrastructure deficiencies such as storm sewers or streets
3. To assist in building or rehab of fire stations, libraries, or other public facilities
4. To support energy efficient design and retrofitting in public facilities
5. To fund accessibility modifications such as wheelchair ramps in public facilities

## **NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)**

### **Summary of Housing Needs**

The largest housing problems experienced in Wisconsin are housing cost burden and severe housing cost burden. This problem is persistent both in Wisconsin and nationally, with a Joint Center for Housing Studies report finding that half of U.S. renters are experiencing a housing cost burden. This issue is most severe at the lowest end of the income spectrum, with the vast majority of extremely low income Wisconsinites facing a cost burden or severe cost burden.

It is necessary to identify the types of housing problems being faced by low-income Wisconsin households to determine how many of them are in need of housing assistance. Data contained in this section's tables was prepopulated by HUD using 2007-2011 American Community Survey and HUD Comprehensive Housing Affordability Strategy tables. The tables included in this section have a number of terms, which are discussed below.

Housing units are classified as having a housing problem if the unit:

- lacks complete kitchen facilities
- lacks complete plumbing facilities
- is overcrowded (more than one person per room)
- has a cost burden greater than 30% of the household's monthly income

Housing units are classified as having a severe housing problem if the unit:

- lacks complete kitchen facilities
- lacks complete plumbing facilities
- is overcrowded (more than 1.5 person per room)
- has a severe cost burden greater than 50% of the household's monthly income

Households are analyzed by housing problem within a particular income range. The five income ranges used are:

- extremely low income households (0-30% of area median income)
- low income households (30-50% of area median income)
- moderate income households (50-80% of area median income)
- middle income households (80-100% of area median income)
- upper income households (>100% of area median income)



<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	5,363,675	5,664,893	6%
Households	2,086,304	2,279,738	9%
Median Income	\$43,791.00	\$52,374.00	20%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Table description**

The above table shows population, household, and median income estimates for Wisconsin using 2007-2011 ACS data. Wisconsin’s population has increased by 6% between 2000 and 2011. According to projections prepared by DOA and the University of Wisconsin Applied Population Lab, Wisconsin’s population is expected to grow 5.6% between 2010 and 2020. A large percentage of this growth will occur among those aged 65 and older, due to the aging of the baby boomer generation and increases in life expectancy.

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	251,855	267,435	401,690	253,120	1,105,640
Small Family Households	67,090	71,305	130,545	101,030	638,565
Large Family Households	13,865	16,905	29,015	21,290	85,805
Household contains at least one person 62-74 years of age	32,690	47,095	77,175	47,615	173,475
Household contains at least one person age 75 or older	45,035	67,515	64,550	25,405	61,480
Households with one or more children 6 years old or younger	41,465	40,380	63,095	41,350	114,005

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

**Table description**

The above table shows the total number of households in Wisconsin, broken up by income and type of household. Small family households have 2-4 members and large family households have 5 or more members. It is important to note that “Total Households” is the total number of household at that

income level, but is *not* the sum of the household types listed below it. A household may have characteristics captured in multiple categories, or may not be captured by any of the categories.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4,755	3,400	2,215	970	11,340	1,730	1,575	1,680	750	5,735
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,660	1,445	1,140	415	4,660	120	445	565	280	1,410
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,360	4,375	3,920	1,245	13,900	900	1,840	3,430	1,910	8,080
Housing cost burden greater than 50% of income (and none of the above problems)	109,625	30,510	4,270	260	144,665	50,555	39,810	34,840	9,805	135,010

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	21,140	68,810	43,725	4,650	138,325	12,550	39,445	71,940	49,125	173,060
Zero/negative Income (and none of the above problems)	9,995	0	0	0	9,995	6,505	0	0	0	6,505

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

**Table description**

The above table shows the number of households with different types of housing problems, broken up by tenure (renter or owner) and income level. Housing problems are concentrated at lower income levels. In some cases, there are numerically more households with housing problems at higher income levels, but the percentage of households with a housing cost burden remains highest for low income households. For example, there is a greater quantity of housing cost burdens among owner households of high income limits however housing cost burdens are experienced at a greater ratio among owner households in low income limits.

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen**

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	120,400	39,730	11,545	2,895	174,570	53,310	43,675	40,510	12,745	150,240
Having none of four housing problems	44,310	103,595	152,485	71,155	371,545	17,340	80,435	197,150	166,320	461,245
Household has negative income, but none of the other housing problems	9,995	0	0	0	9,995	6,505	0	0	0	6,505

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

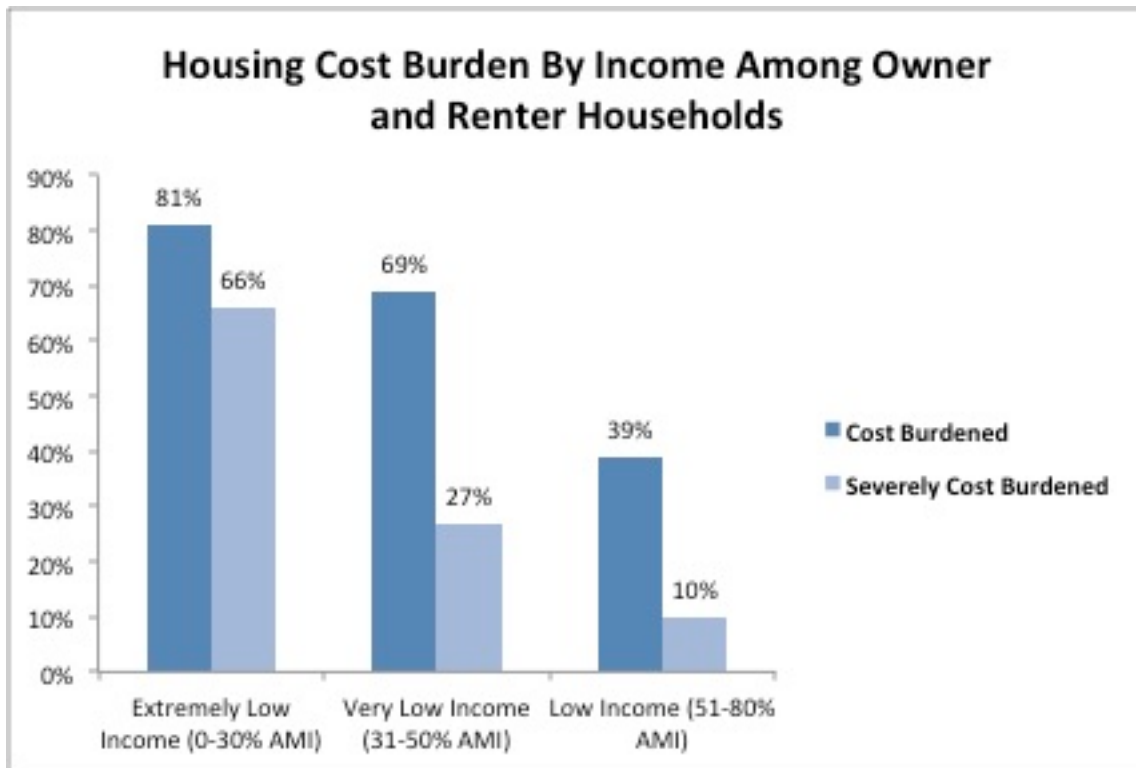
**Table description**

The following table summarizes households experiencing severe housing problems, broken down by income limits. Households are grouped based on whether or not they are experiencing a severe housing problem.

**Housing Cost Burden By Income Among Owner and Renter Households**

The following chart illustrates the percentage of cost burdened and severely cost burdened households by income category. 81% of extremely low income households are cost burdened, and 66% of extremely low income households are severely cost burdened. The percentage of cost burdened households is lower among very low income and low income households. This data indicated that there is a shortage

of housing affordable to households earning less than 80% of AMI. This shortage of affordable housing is the most severe at the lowest income levels.



**Housing Cost Burden By Income Among Owner and Renter Households**

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	44,455	33,395	14,965	92,815	13,870	21,710	44,595	80,175
Large Related	8,525	5,910	1,815	16,250	4,080	6,660	12,335	23,075
Elderly	24,050	26,400	12,590	63,040	32,195	39,750	27,975	99,920
Other	62,650	39,230	19,825	121,705	15,055	13,445	24,445	52,945
Total need by income	139,680	104,935	49,195	293,810	65,200	81,565	109,350	256,115

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

**Table description**

The above table shows cost burdened households by tenure, income level, and household type. Housing problems are concentrated at lower income levels. Among owner households of certain types, there are numerically more households with housing problems at higher income levels, but the *percentage* of households with a housing cost burden remains highest in the lowest income categories.

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	38,055	8,590	685	47,330	12,515	13,975	14,615	41,105
Large Related	7,260	1,345	65	8,670	3,490	3,900	3,025	10,415
Elderly	17,815	11,440	2,610	31,865	22,995	13,965	9,365	46,325
Other	53,670	10,935	1,215	65,820	13,190	9,015	8,385	30,590
Total need by income	116,800	32,310	4,575	153,685	52,190	40,855	35,390	128,435

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

#### Table description

The above table shows households experiencing a severe housing cost burden by tenure, income level, and household type. Severe cost burden is overwhelmingly concentrated among extremely low income renters.

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	5,050	4,875	4,270	1,250	15,445	1,135	2,065	3,625	1,800	8,625
Multiple, unrelated family households	480	670	540	280	1,970	155	435	545	410	1,545

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	580	415	340	180	1,515	4	59	15	29	107
Total need by income	6,110	5,960	5,150	1,710	18,930	1,294	2,559	4,185	2,239	10,277

**Table 11 – Crowding Information – 1/2**

Data Source: 2007-2011 CHAS

**Table description**

The above table shows overcrowded households by tenure, income level, and housing type. The majority of overcrowding occurs in single family households. This indicates that families, as opposed to a single person or a couple, may have more trouble finding an affordable unit with enough bedrooms.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source: This data is not available at the State level.

**Describe the number and type of single person households in need of housing assistance.**

No comprehensive statewide estimate is available for the housing needs of single person households. Data describing those the number of households experiencing housing problems can be found above and data describing the number of individuals experiencing homelessness can be found in NA-40.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

No comprehensive statewide estimate is available for the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking. Substitute data and a further discussion of the needs of these population types can be found in NA-45.

**What are the most common housing problems?**



The most common housing problems experienced by both owners and renters are cost burden and severe cost burden. These problems are most prevalent among extremely low income households, with 81% of the 248,665 extremely low income households experiencing a cost burden and 66% experiencing a severe cost burden. Very low income households also experience housing cost burdens at high rates, with 69% of very low income households experiencing a cost burden and 27% experiencing a severe cost burden. Households paying over 30% of their income on housing costs may not have enough income left to cover other basic needs, such as food, transportation, and healthcare. This problem was emphasized by housing providers during DOH public input sessions. Providers were concerned that the combination of low incomes and high housing costs is making it difficult for low income Wisconsinites to stay stably housed while meeting basic needs.

### **Are any populations/household types more affected than others by these problems?**

Extremely low income households are disproportionately affected by all housing problems. A higher percentage of this income group experiences a cost burden and severe cost burden (described above), as well as overcrowding, severe overcrowding, and a lack of complete kitchen and plumbing facilities. Incomes below 30% of area median income are often insufficient to afford safe and sanitary housing without assistance.

Families experienced cost burden and severe cost burden at higher levels than average in every income group. Once again, these problems are the most prevalent among extremely low income families, with 87% of extremely low income small families and 90% of extremely low income large families experiencing a cost burden. Three quarters of very low income families are experiencing a housing cost burden. Among low income families, approximately half of large families are experiencing a cost burden. Families have a more difficult time finding housing because of a shortage of affordable rental properties with enough bedrooms to accommodate a larger household size. Feedback received during public input sessions and the online public survey show that the need for units with three or more bedrooms is experienced in both urban and rural areas of the state. Further data describing this need can be found in MA-10.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low income households at risk of homelessness are often experiencing both a housing cost burden and co-occurring issues that make it difficult to maintain housing stability. Individuals and families at risk of homelessness often lack a stable source of income or have recently suffered a loss of income. Issues such as a lack of transportation to and from work (especially in rural areas) and a lack of child care make it difficult to maintain a job. In some circumstances, those at risk of homelessness have mental illnesses

or other disabilities that make it difficult to find both employment and safe, accessible, and affordable housing.

Families nearing the end of rapid re-housing assistance need sufficient income in order to afford rent after the rental subsidies end. It is not always possible to find income due to long waits for Social Security Income approvals, struggles with finding better-paying jobs, and living dependent on temporary assistance to needy families. In addition, homeless providers have expressed that the loss of case management services experienced at the same time as the loss of rental subsidy can cause some families to struggle with financial management and day to day activities. Providers continue to focus on finding income for families during the program so that they can maintain housing stability after its end.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The Division of Housing, particularly in its homeless prevention programs, uses the HUD Category 3 definition of homelessness to define those at risk of homelessness. The HUD Category 3 definition includes people who will imminently lose their primary residency within 14 days and lack the resources or support networks to remain in housing.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Low incomes and a lack of affordable housing often combine to create housing instability for individuals and families. However, it is important to note that the majority of low income families never experience homelessness. Those who do experience homelessness have often just experienced a sudden loss of income, unexpected large household or medical expenses, or an eviction. They also tend to have higher rates of mental illness and alcohol and substance abuse.

If a household has experienced an eviction, doesn't have a stable source of income, or has poor credit, they may have a difficult time finding a landlord willing to rent to them. This can create a cycle of housing instability where the household, even once co-occurring issues are stabilized, still cannot find housing.

**Discussion**

Prepopulated Comprehensive Housing Affordability Strategy data makes it clear that the largest housing issues for both owners and renters are housing cost burden and severe housing cost burden. Related issues such as a lack of stable income, a lack of reliable transportation, and mental health issues can make it even more difficult for households to maintain stable housing. Many of the low income households experiencing housing cost burdens do not have the ability to cover their basic needs, and do not have savings to pay for an unexpected expense. It is important to focus resources on increasing the

amount of affordable housing in Wisconsin, due to the shortage described by housing providers and seen in the data. The greatest need exists at the very lowest income levels. In order to attain housing affordable to extremely low income households, deep subsidies are needed. In addition, housing providers should focus on keeping individuals and families housed, in order to avoid the issues caused by a poor rental history.

Another common housing problem is the lack of rural farm worker housing. According to United Migrant Opportunity Services (UMOS) and Wisconsin Community Action Program (WISCAP), there is a need to develop more farm worker housing, both temporary and permanent, in Wisconsin. Farm workers, agriculture workers, or Spanish speaking populations are populations in particular need of housing assistance, especially in rural areas in Wisconsin. Due to their precarious economic position (low earnings), migrant farmworkers often need assistance for a number of basic needs, including housing. Financing and maintaining farm worker housing can be more challenging than financing and maintaining affordable housing as occupancy is not necessarily year round.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The following analysis presents data on the number of households with housing problems in the State of Wisconsin and on the proportion of housing problems occurring among particular racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole (including all racial or ethnic groups). Households that have an income greater than the area median income (AMI) are not included in this analysis.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	213,972	33,775	13,862
White	160,904	27,391	9,238
Black / African American	31,090	3,621	2,188
Asian	4,109	413	1,048
American Indian, Alaska Native	2,768	921	280
Pacific Islander	64	0	0
Hispanic	12,594	1,021	922

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Table description

The table above shows that among extremely low income households (0-30% area median income), 81.8% have one or more housing problems. There is a disproportionately greater need among extremely low income Pacific Islander households. The rate of housing problems among extremely low income Pacific Islander households is 100%, which is 18.2% greater than the jurisdiction as a whole. However, it should be noted that the total number of Pacific Islanders households within the 0-30% AMI income

range is very small, being estimated at only 64 households. Pacific Islanders thus make up only .03% of all extremely low income households with housing problems in Wisconsin.

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	181,250	86,147	0
White	148,186	75,587	0
Black / African American	16,137	4,292	0
Asian	2,694	1,057	0
American Indian, Alaska Native	1,266	955	0
Pacific Islander	15	75	0
Hispanic	11,072	3,690	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Table description

The table above shows that among low income households (30-50% area median income) in Wisconsin, 67.8% have one or more housing problems. There is a disproportionately greater need among low income Black/ African American households. The rate of housing problems among these Black/ African American households is 79.0%, which is 11.2% greater than the jurisdiction as a whole.

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	160,525	254,533	0
White	138,729	224,342	0
Black / African American	9,464	12,513	0
Asian	3,002	2,809	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	994	2,259	0
Pacific Islander	4	54	0
Hispanic	7,131	10,526	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### Table description

The table above shows that among moderate income households (50-80% area median income) in Wisconsin, 38.7% have one or more housing problems. There is a disproportionately greater need among moderate income Asian households. The rate of housing problems among these Asian households is 51.7%, which is 13.0% greater than the jurisdiction as a whole.

#### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65,705	200,240	0
White	59,177	181,022	0
Black / African American	2,182	7,530	0
Asian	1,234	2,085	0
American Indian, Alaska Native	499	1,781	0
Pacific Islander	4	14	0
Hispanic	2,222	6,735	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### Table description

The table above shows that among middle income households (80-100% area median income) in the State of Wisconsin, 24.7% have one or more housing problems. There is a disproportionately greater need among middle income Asian households. The rate of housing problems among these Asian households is 37.2%, which is 12.5% greater than the jurisdiction as a whole.

## **Discussion**

Below is a summary of racial or ethnic groups within the State of Wisconsin with disproportionately greater housing problems:

### *Among Extremely Low Income Households (0-30% AMI):*

- Pacific Islanders have housing problems at a rate that is 18.2% greater than extremely low income households as a whole. Pacific Islanders make up an estimated 0.03% of all extremely low income households with housing problems in Wisconsin.

### *Among Low Income Households (30-50% AMI):*

- Black/ African Americans have housing problems at a rate that is 11.2% greater than low income households as a whole. Black/ African Americans make up an estimated 8.9% of all low income households with housing problems in Wisconsin.

### *Among Moderate Income Households (50-80% AMI):*

- Asians have housing problems at a rate that is 13.0% greater than moderate income households as a whole. Asians make up an estimated 1.9% of all moderate income households with housing problems in Wisconsin.

### *Among Middle Income Households (80-100% AMI):*

Asians have housing problems at a rate that is 12.5% greater than middle income households as a whole. Asians make up an estimated 1.9% of all middle income households with housing problems in Wisconsin.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The following analysis presents data on the number of households with severe housing problems in the State of Wisconsin, and on the proportion of severe housing problems occurring among particular racial or ethnic groups. According to HUD’s definition, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Households which have an income greater than the area median income for Wisconsin are not included in this needs analysis of severe housing problems.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	171,322	76,453	13,862
White	127,207	61,118	9,238
Black / African American	26,304	8,422	2,188
Asian	3,591	936	1,048
American Indian, Alaska Native	1,974	1,709	280
Pacific Islander	64	0	0
Hispanic	10,221	3,381	922

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Table description

the above table shows that among extremely low income households (0-30% area median income) in the State of Wisconsin, 65.5% have one or more severe housing problems. There is a disproportionately greater need among extremely low income Pacific Islander households. The rate of severe housing problems among these Pacific Islander households is 100%, which is 34.5% greater than the jurisdiction as a whole. However, it should be noted that the total number of Pacific Islanders households within the



0-30% AMI income range is very small, being estimated at only 64 households. Pacific Islanders make up only .04% of all extremely low income households with severe housing problems in Wisconsin.

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	72,126	195,085	0
White	58,371	165,409	0
Black / African American	6,170	14,268	0
Asian	1,481	2,244	0
American Indian, Alaska Native	385	1,836	0
Pacific Islander	15	75	0
Hispanic	5,185	9,540	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Table description

The above table shows that among low income households (30%-50% area median income) in the State of Wisconsin, 27.0% have one or more severe housing problems. There is a disproportionately greater need among low income Asian households. The rate of housing problems among these Asian households is 39.8%, which is 12.8% greater than the jurisdiction as a whole.

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	46,222	368,868	0
White	38,266	324,716	0
Black / African American	2,487	19,484	0
Asian	1,869	3,958	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	271	2,963	0
Pacific Islander	4	54	0
Hispanic	2,953	14,703	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Table description

The above table shows that among moderate income households (50-80% area median income) in the Wisconsin, 11.1% have one or more severe housing problems. There is a disproportionately greater need among moderate income Asian households. The rate of housing problems among these Asian households is 32.1%, which is 20.9% greater than the jurisdiction as a whole.

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	13,517	252,782	0
White	11,235	229,287	0
Black / African American	586	9,141	0
Asian	704	2,607	0
American Indian, Alaska Native	253	2,031	0
Pacific Islander	0	18	0
Hispanic	682	8,277	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Table description

The above table shows that among middle income households (80-100% area median income) in the State of Wisconsin, 5.1% have one or more severe housing problems. There is a disproportionately greater need among middle income Asian households. The rate of housing problems among these Asian households is 21.3%, which is 16.2% greater than the jurisdiction as a whole.

## Discussion

Below is a summary of racial or ethnic groups within the State of Wisconsin with disproportionately greater severe housing problems:

### *Among Extremely Low Income Households (0-30% AMI):*

- Pacific Islanders have severe housing problems at a rate that is 34.5% greater than extremely low income households as a whole. Pacific Islanders make up an estimated 0.04% of all extremely low income households with severe housing problems in Wisconsin.

### *Among Low Income Households (30-50% AMI):*

- Asians have severe housing problems at a rate that is 12.8% greater than low income households as a whole. Asians make up an estimated 2.1% of all low income households with severe housing problems in Wisconsin.

### *Among Moderate Income Households (50-80% AMI):*

- Asians have severe housing problems at a rate that is 20.9% greater than moderate income households as a whole. Asians make up an estimated 4.0% of all moderate income households with severe housing problems in Wisconsin.

### *Among Middle Income Households (80-100% AMI):*

- Asians have severe housing problems at a rate that is 16.2% greater than middle income households as a whole. Asians make up an estimated 5.2% of all middle income households with severe housing problems in Wisconsin.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The following analysis presents data on the number of households with cost burdens in the State of Wisconsin and on the proportion of households with cost burdens occurring among particular racial or ethnic groups. According to HUD’s definition, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Cost burden is classified as follows:

- No Cost Burden: Households paying less than 30% of monthly income for housing
- Cost Burden: Households paying between 30-50% of monthly income for housing
- Severe Cost Burden: Households paying above 50% of monthly income for housing

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	1,538,556	413,819	281,849	14,611
White	1,408,569	357,398	224,535	9,685
Black / African American	48,383	26,356	32,652	2,268
Asian	20,297	5,214	4,923	1,132
American Indian, Alaska Native	10,983	3,052	2,199	300
Pacific Islander	360	23	64	0
Hispanic	40,908	17,289	13,919	1,045

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Table description

The table above depicts cost burdened (30-50% of income) households by racial or ethnic groups; it shows that no group in Wisconsin experiences a disproportionately greater need. When examining severely cost burdened households in the table there is a disproportionate need among Black/ African American households. The percentage of households with a severe cost burden across Wisconsin is

12.5%, but among Black/ African Americans it is 29.8%. The rate of severe cost burden is then 17.2% greater among Black/ African Americans.

## **Discussion**

## **NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Because an adequate response to this question requires more space than the allowable text limit for this section, the summary of racial and ethnic groups that experience disproportionately greater housing need is provided in an appendix to this plan.

**If they have needs not identified above, what are those needs?**

Not applicable.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

This Consolidated Plan is for a state grantee. The state is diverse in its racial and ethnic composition in the major cities, and less diverse in the outlying rural areas. There are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others, but these are typically found in the entitlement areas of the State.

## **NA-35 Public Housing – (Optional)**

### **Introduction**

In Wisconsin, the Division of Housing does not directly administer public housing funds. There are 120 Public Housing Authorities (PHAs) in the State of Wisconsin. Of the 120 Public Housing Authorities, 58 provide low rent units, 24 provide Section 8 vouchers, and 38 are combined low rent units and Section 8 vouchers. The Division of Housing is responsible for non-entitlement Annual and 5-Year Public Housing Authority (PHA) Plan reviews, in which DOH ensures that the PHA Plan is consistent with the Consolidated Plan. Of the 120 Public Housing Authorities, 17 are within entitlement cities or counties and are therefore not required to submit a PHA Plan to DOH for review. At this time there is one Public Housing Authority designated as “troubled”. We are not aware of any PHA jurisdiction under requirement of a Section 504 Voluntary Compliance Agreement – meaning, DOH is unaware of a public housing authority which has received a complaint from an individual who has experienced disability discrimination under Section 504.

Wisconsin Housing and Economic Development Authority (WHEDA) serves as an administrator of Section 8 Voucher Program funds. Additional information regarding Section 8 funds as well as WHEDA’s updated Annual and 5-Year Plan is available at [www.wheda.com/root/RentalResources/Default.aspx?id=257](http://www.wheda.com/root/RentalResources/Default.aspx?id=257).

The Division of Housing conducted a Public Housing Survey which was sent to 188 contacts at the 120 Wisconsin Public Housing Authorities. The survey was open from July 14th, 2014 – August 1st, 2014 and had 94 respondents (not all respondents answered every question). The Division of Housing used the results from the self-reporting PHA survey to answer the following questions. To the best of our ability, the data below (as well as in the other public housing sections in this Consolidated Plan) reflects all Public Housing Authorities in Wisconsin.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	209	11,735	26,417	630	24,935	164	128	265

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

**Table description**

This table details the number of vouchers and units by public housing program type administered by Wisconsin’s 120 Public Housing Authorities. This table uses HUD’s prepopulated data collected by the Public and Indian Housing Information Center. The program types used in the table are defined below:

- Certificate – The Section 8 Rental Certificate program increases affordable housing choices by allowing very low-income families to choose privately owned rental housing. Families apply to a local PHA or administering governmental agency for a Section 8 certificate. The PHA pays the landlord the difference between 30% of the household’s adjusted income and the unit’s rent.
- Mod-Rehab – The moderate rehabilitation program provides project-based rental assistance for low-income families. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a PHA.
- Public Housing – The total number of units in developments operated by the Public Housing Authorities within the jurisdiction.
- Vouchers:
  - Total – The total number of Section 8 vouchers (project-based plus tenant-based) administered by the PHA.
  - Project-based – The total number of project-based Section 8 vouchers administered by the PHA.
  - Tenant-based – The total number of tenant-based Section 8 vouchers administered by the PHA.
- Special Purpose Vouchers:



- Veterans Affairs Supportive Housing – The HUD-Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers and community-based outreach clinics.
- Family Unification Program – Family Unification Program funding is allocated through a competitive process; therefore, not all Public Housing Authorities administer the program.
- \*Disabled – In this table, disabled includes non-elderly, mainstream 1-year, mainstream 5-year, and nursing home transition.

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	41	168	224	13	159	34	16
# of Elderly Program Participants (>62)	0	6	4,584	4,858	156	4,614	10	0
# of Disabled Families	0	26	3,417	8,755	268	8,046	91	17
# of Families requesting accessibility features	0	209	11,735	26,417	630	24,935	164	128
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Table description**

This table displays the characteristics of public housing residents – both those that inhabit public housing units and those who utilize Section 8 housing vouchers – by program housing type. This table uses HUD’s prepopulated data collected by the Public and Indian Housing Information Center.

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	117	7,980	15,022	366	14,141	96	67	232
Black/African American	0	81	3,215	10,570	226	10,056	63	58	31
Asian	0	3	383	427	20	369	0	1	1
American Indian/Alaska Native	0	8	146	374	17	347	4	2	1
Pacific Islander	0	0	11	24	1	22	1	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Table description**

This table displays the racial composition of residents for each public housing program. This table uses HUD’s prepopulated data collected by the Public and Indian Housing Information Center.

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	19	359	1,429	27	1,364	5	11	7
Not Hispanic	0	190	11,376	24,988	603	23,571	159	117	258
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Table description

As HUD distinguishes between race and ethnicity, this table displays the ethnic composition of residents for each public housing. This table uses HUD’s prepopulated data collected by the Public and Indian Housing Information Center.

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Public Housing Authorities were asked to report on the needs of public housing tenants and applicants in the Public Housing Survey. There were 48 responses; some Public Housing Authorities recorded multiple needs. The most cited concerns were:

- Economic concerns or lack of jobs in the jurisdiction (28 respondents)
- Need for supportive services (19 respondents)
- Need for affordable housing (10 respondents)
- Access to affordable and safe transportation (8 respondents)
- Greater need for accessible units (7 respondents)
- Need for safe housing (2 respondents)
- Need for 3, 4, or 5 bedroom family housing (1 respondent)

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

There were 48 respondents to questions regarding waiting lists. Since only a portion of Wisconsin's Public Housing Authorities responded to the survey, it is important to note that the total number of persons on the waiting lists is an undercount. A summary of the status of waiting lists is below.

- 2 Public Housing Authorities reported having a problem of too many vacancies.
- 37 Public Housing Authorities reported having a waiting list for their public housing units. In total, they reported 15,352 families or individuals on their public housing unit waiting lists.
- 18 Public Housing Authorities reported having a waiting list for housing vouchers. In total, these 18 report having at least 9,759 families or individuals on the waiting list for housing vouchers.

Many of the survey responses pointed out that waiting lists are filled with households who, while waiting, do not have other resources. These responses are listed below.

- One PHA reported having a "1.5-2 year waiting list for [their] housing vouchers."

- Another PHA explained that “our waiting list for the Section 8 community-based voucher program has been closed to new applicants for almost 5 years. The wait was over 7 years when we closed it to new applicants.”
- One PHA stated that “few [families or individuals on the waiting lists] have payees or families that assist them with bill paying,” therefore their main concern being economic stability.
- Another PHA noted that families or individuals on the waiting lists need supportive services or “assistance with economic self-sufficiency and employment” or, as another PHA described, supportive services “that assist in achieving self-sufficiency through education and employment skills that earn families a livable income.”
- Another major concern highlighted by one PHA was a need for supportive services regarding “parenting and life skills education” or “daycare and other assistance to enable [families on the waiting lists] to obtain and maintain employment.”

The most immediate needs, according to the self-reporting Public Housing Survey conducted in July 2014 are:

- Economic/access to jobs,
- Accessible housing units for elderly and persons with disabilities,
- Supportive services,
- Access to affordable transportation,
- Larger housing units for families (3, 4, or 5 bedroom housing units) and persons with disabilities.

### **How do these needs compare to the housing needs of the population at large**

The needs of public housing residents and housing choice voucher holders are similar to the needs of the rest of the low-and moderate-income population in Wisconsin. Many of these needs stem from the same core issues: low incomes, unemployment, an aging housing stock, and an aging population.

### **Discussion:**

In much of Wisconsin the demand for public housing greatly overwhelms existing public housing stock, meaning there is a greater need for public housing than the state is able to supply. This is evidenced in statewide lengthy PHA waiting lists as well as closed waiting lists. In spite of this, there are Public Housing Authorities in Wisconsin that have reported it as their goal in their PHA Plans to decrease unit vacancies, meaning that certain Public Housing Authorities in Wisconsin are not meeting the public housing demands of their jurisdiction. However in Wisconsin, Public Housing Authorities with vacancies appear to be the exception whereas Public Housing Authorities with waiting lists are the norm.

When asked how the Division of Housing can support Public Housing Authorities in meeting the needs of individuals or families on the waiting lists, 66 Public Housing Authorities responded. Some of the 66 listed multiple needs, however, the top suggestions as to PHA's needs were:

- 44 mentioned a need for increased program funding – particularly capital investments,
- 11 noted a need for increased funding for administration and administrative tasks,
- 6 mentioned needing other services (two examples being, funding for solar panels and energy efficient developments and funding for supportive services),
- 3 mentioned a need for education,
- 3 mentioned a need for longer shelter stays or a greater access to shelters,
- 2 mentioned a need for funding related to elderly programming,
- 2 mentioned difficulty with voucher guidelines (HUD voucher guidelines don't apply to their jurisdiction).

## NA-40 Homeless Needs Assessment – 91.305(c)

### Introduction:

Homelessness is a complex societal problem with multiple roots. A lack of affordable housing, substance abuse, mental illness, and a lack of financial resources are some of the many contributing factors to homelessness. Difficult economic conditions have simultaneously led to reduced resources for homeless service providers and increased need by those experiencing homelessness. The number of clients receiving services and shelter from Homeless Management Information System (HMIS) participating agencies in Wisconsin has increased 13% from 2009 to 2013, from 24,294 to 27,556. Though some of this increase can be attributed to new agencies contributing data to HMIS, it still signals that homelessness has risen over time. In Wisconsin, homelessness is the most visible in metropolitan areas, but also exists in the most rural counties in the state. Persons experiencing homelessness have a variety of backgrounds, demographic characteristics, and needs. Ending homelessness will require alternatives designed to meet the diverse needs of those experiencing homelessness.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	90	3,039	0	0	0	0
Persons in Households with Only Children	4	26	0	0	0	0
Persons in Households with Only Adults	249	2,661	0	0	0	0
Chronically Homeless Individuals	40	329	0	0	0	0
Chronically Homeless Families	0	79	0	0	0	0
Veterans	24	496	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	4	26	0	0	0	0
Persons with HIV	2	16	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

**Table description**

The above table includes information gathered in the January 2014 Point-in-Time Count. A total of 6058 persons were counted on this single point in time, a rate of homelessness of 11 people per 10,000 people. This rate is less than the national average of 19 people per 10,000 people.

**Table 2 Description**

Data in the following sections comes from the Institute for Community Alliances “The State Homelessness in Wisconsin 2013” report. The following table shows the number of persons accessing an emergency shelter in calendar year 2013 by Continuum of Care and by Local Continuum of Care in the Balance of State regions. Though 42% of clients experienced homelessness in Dane and Milwaukee Counties, the data also show that homelessness occurs at high rates in less populated areas of Wisconsin. Additionally, chronic homelessness, which is often presumed to be exclusively associated with the downtown core of urban areas, occurs across Wisconsin.

CoC*	Home-less Clients	Homeless Clients per 10,000 Residents	Children	Adult Men	Adult Women	Veterans	Chronically Homeless
BOS-Brown	1,891	74	440	877	570	108	272
BOS-CAP	416	26	85	233	97	87	48
BOS-Central	361	14	148	64	135	4	10
BOS-Chippewa**	201	32	103	34	66	1	8
BOS-Coulee	1,294	62	262	702	329	267	282
BOS-Fox Cities	1,464	64	316	750	395	100	184



BOS-Indianhead	250	21	90	60	95	1	8
BOS-Jefferson	228	27	90	66	73	5	8
BOS-Kenosha	935	56	283	354	277	38	78
BOS-Lakeshore	541	22	119	247	175	39	23
BOS-North Central	860	36	266	320	226	36	78
BOS-Northeast	446	34	172	135	140	12	97
BOS-Northwest	652	69	252	162	241	31	113
BOS-N*WISH	249	29	77	94	76	14	12
BOS-Rock Walworth	1,309	50	505	372	421	106	110
BOS-Southwest	141	10	69	24	45	2	20
BOS-Washington	193	15	45	79	68	10	4
BOS-Waukesha	1,078	27	248	423	401	52	176
BOS-West Central	1,898	71	638	610	636	121	75

**Table 27 - Data Table: Homelessness by Continuum of Care and BOS Local Continuum of Care**

CoC*	Home-less Clients	Homeless Clients per 10,000 Residents	Children	Adult Men	Adult Women	Veterans	Chronically Homeless
BOS-Dairyland	438	27	216	95	125	9	34
BOS-Winnebagoland	1,144	39	304	478	340	52	74
Dane	3,912	77	1,167	1,676	1,042	261	773
Milwaukee	7,742	81	1,875	3,903	1,891	859	1,013
Racine	1,070	55	295	492	280	127	98
Balance of State	15,406	38	4,634	5,869	4,791	1,029	1,464
State of Wisconsin	27,556	48	7,912	11,601	7848	2,164	3,107

**Table 28 - Data Table: Homelessness by Continuum of Care and BOS Local Continuum of Care (CONTINUED)**

Indicate if the homeless population is: Partially Rural Homeless

## Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

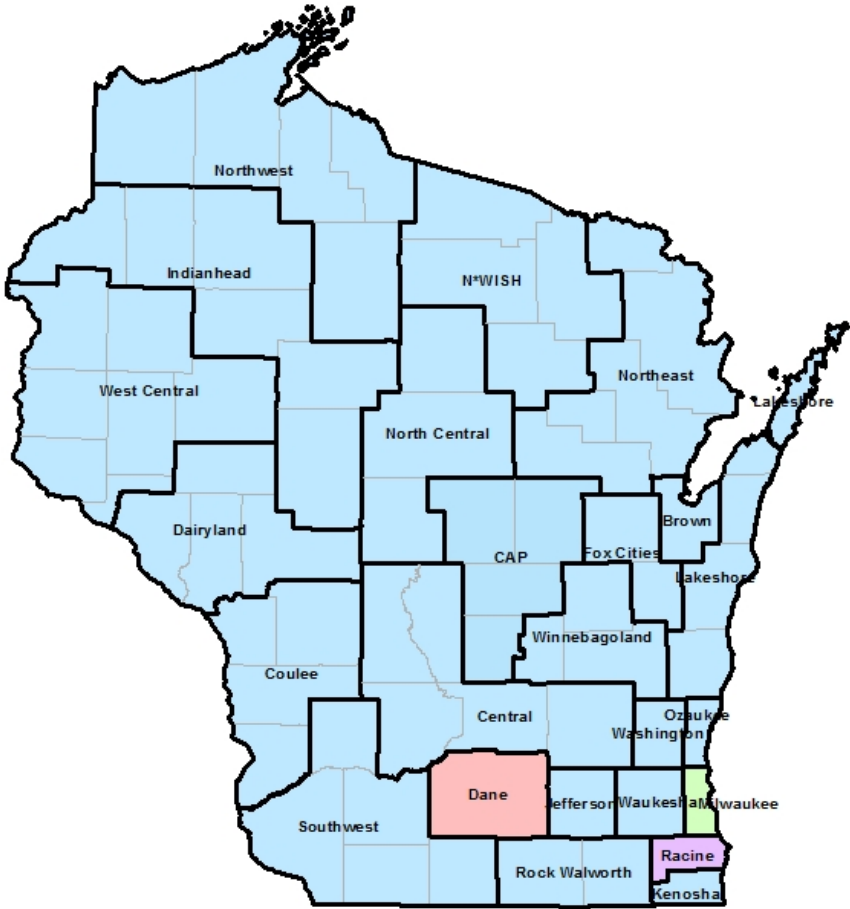
**Table 29 - Homeless Needs Assessment**

Data Source Comments:

## HUD Continuum of Care and BOS Local Continuum of Care Regions

Because Wisconsin covers a large geographic area, it is divided for analysis purposes. Data is presented describing the four HUD Continua of Care: Dane County Continuum of Care, Milwaukee County Continuum of Care, Racine County Continuum of Care, and Balance of State Continuum of Care. The Balance of State Continuum of Care, which represents 69 of the 72 Wisconsin counties, is divided into “Local Continua” regions, which are used by the Balance of State for governing purposes. The map below shows these regions.

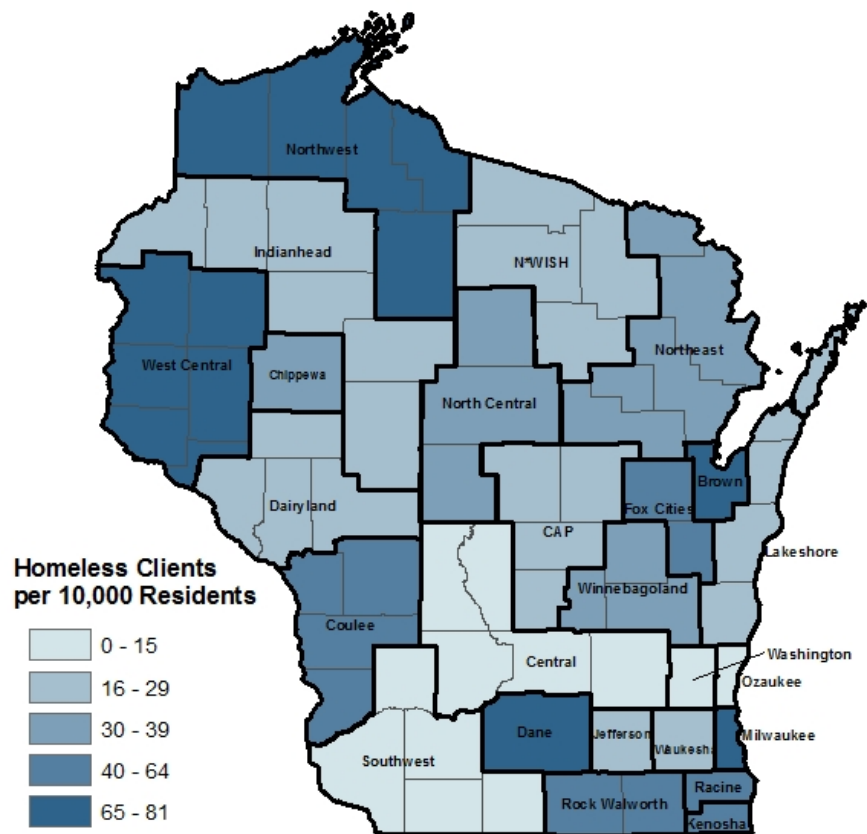
# HUD Continuum of Care and BOS Local Continuum of Care Regions



**HUD Continuum of Care and BOS Local Continuum of Care Retions**

**Number of Homeless Clients per 10,000 Residents**

The following map visually depicts the number of homeless clients per 10,000 residents (column three in the preceding table) in each Continuum of Care and Local Continuum of Care.



## **Number of Homeless Clients per 10,000 Residents**

### **For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

As the data displayed in the table and map above shows, homelessness is most prevalent in urban areas, but is also experienced in rural areas. In fact, the rate of homelessness in some of the non-urban local Continuum of Care approaches the rate seen in urban areas. Individuals and families who experience homelessness in rural Wisconsin face unique barriers to regaining housing stability. Many of the existing homeless service providers are located in cities surrounded by a large rural area. Some counties and rural areas do not have a shelter facility, and the closest shelters take hours to access by car. This geographic dispersion of providers combined with the transportation barriers often faced by homeless individuals and families can make it difficult to provide services to the rural homeless population. If the area shelters are full, or individuals cannot get to a shelter, they may live in their car or double up with friends, family, or others. This may create unsafe living situations and lead to an undercounting of those who are doubled up but who may have otherwise stayed in an emergency shelter.

### **If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

To be counted as chronically homeless, an individual has experienced homelessness for a year or longer, or experienced at least four episodes of homelessness in the last three years, and has a disability. This population is vulnerable, with high rates of mental illness and substance abuse disorders. Persons experiencing chronic homelessness represent approximately 11% of the homeless population in Wisconsin, which is less than the U.S rate of chronic homelessness. Because this population tends to have higher rates of emergency room usage, hospitalization, and incarceration, they use a disproportionate share of resources compared to the rest of the homeless population.

Homeless Veterans represented 8% (2,164) of the homeless population in 2013. A national effort to end veteran homelessness has led to increased funding for HUD-Veterans Affairs Supportive Housing vouchers and the Supportive Services for Veteran Families program. According to the United States Interagency Council on Homelessness, there has been a 33% decrease in homelessness among veterans in the United States since 2010. National decreases in veterans' homelessness have outpaced the decreases seen in Wisconsin. Mayors in Madison and Milwaukee have signed onto the "Mayors Challenge" to end veteran's homelessness. In addition, there has been increased education of homeless service providers by veterans' program staff, spurring efforts to refer homeless veterans to the HUD-Veterans Affairs Supportive Housing and Supportive Services for Veteran Families programs.

A response regarding unaccompanied youth is included in the discussion section at the very end due to text limit constraints for this question.

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	14,053	0
Black or African American	10,471	0
Asian	165	0
American Indian or Alaska Native	826	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,929	0
Not Hispanic	25,627	0

Source: 2013 Data provided by the Homeless Management Information System, Institute for Community Alliances\*Percentages do not sum to 100% due to a small number of missing values and unknown races.Nature and extent of sheltered homelessness for multi-racial persons is 1653.

**Data Source**  
**Comments:**

### Table description

The above table includes information on the race and ethnicity of those accessing Wisconsin homeless services in 2013. This data was obtained from the Institute for Community Alliances. In 2013, 27,556 persons accessed homeless services, with the following racial breakdown.

### Disaster Recovery Needs

In 2008, Wisconsin experienced severe storms, tornadoes, and flooding. In response to these events, Congress appropriated CDBG Disaster Recovery Funds to affected states. These funds have been used in Wisconsin to meet housing, business, and infrastructure needs caused by the disasters. One project which provided services to those experiencing homelessness has already been assisted using CDBG-DR funding, and the Division does not anticipate that more will be funded using CDBG-DR funds.

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Persons in families represented roughly half of the total homeless population as measured by the January 2014 Point-in-Time Count. Of the 3,129 persons in families with adults and children counted during the Point-in-Time Count, 90 were unsheltered. The Division of Housing received feedback from providers indicating that larger families have trouble finding affordable rental units with 3 or more bedrooms. This lack of larger rental units may increase the time it takes to place a large homeless family in housing.



## **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

All of Wisconsin's racial and ethnic groups are represented in the statistics of those who accessed homeless services in 2013. A slight majority of these clients are white (51%), a significant underrepresentation compared to the Wisconsin population as a whole. African Americans represent approximately 6% of the Wisconsin population (according to American Community Survey data) but 38% of the population accessing homeless services. This is a substantial overrepresentation, and one that has shown up in analysis of HMIS data in years past. American Indians are also overrepresented, representing 3% of the population accessing homeless services, but 1% of the total Wisconsin population. The representation of Hispanic persons is roughly in line with their representation in the general population, with 7% of persons accessing homeless services reporting Hispanic origin, compared with 6.2% of the general population.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In the January 2014 Point-in-Time Count, 343 persons were unsheltered, and 5,715 persons were sheltered. In Wisconsin unsheltered homelessness occurs at significantly lower rates than in other parts of the country due to the cold winter climate. Cold weather may lead to doubling up or couch surfing by individuals who may otherwise be counted as homeless, especially in rural areas which lack homeless services. Unsheltered homeless rates are higher during the warmer months, according to data collected during the July Point-in-Time Count.

## **Discussion:**

Unaccompanied youth are homeless youth that are not accompanied by a parent or guardian. Family conflict is often the cause of youth homelessness. The subpopulation of unaccompanied youth is difficult to track, and often double up, couch surf, or live on the streets. In 2013, 591 unaccompanied children received homeless services from HMIS participating providers, representing 2% of the homeless population. The Department of Public Instruction (DPI) also measures youth homelessness using a more expansive definition of homelessness, which also includes youth that are doubled up or couch surfing. The DPI 2012-2013 End-of-Year Report indicates that there were 2,054 unaccompanied youth reported or identified during the school year. The Wisconsin Association of Homeless and Runaway Youth Services served 143 unaccompanied youth in fiscal year 2013. Though DOH funds runaway and homeless youth shelters, the Department of Children and Families (DCF) is responsible for many programs which provide services to unaccompanied homeless youth. DCF funds 22 programs that provide services to youth in crisis, such as street outreach, emergency shelter, and crisis intervention counseling. DCF also responds to youth homelessness among those in, aged out, or at-risk of entering foster care. Research has shown that youth who have aged out of, or have had contact with the foster care system have a greater risk of homelessness than the overall population of youth.

Recent research has shown that homeless lesbian, gay, bisexual, and transgender (LGBT) youth face additional challenges compared to heterosexual youth. Family conflict over a youth's sexual orientation

or gender identity may lead to LGBT youth being kicked out of their family's home. The National Gay and Lesbian Task Force and National Coalition for the Homeless estimated that between 20-40% of all homeless youth identify as LGBT. Since only 3-5% of the U.S. population identifies as LGBT, it is clear that nationally, LGBT youth experience homelessness at a disproportionate rate. Wisconsin level data about LGBT status has not been collected at this time, however, a Milwaukee survey conducted by the Cream City Foundation found that 23% of homeless youth surveyed identified as LGBT. The same survey found that LGBT homeless youth tended to be homeless for longer periods of time, report higher incidences of mental illness and substance abuse, and experience higher rates of sexual violence and victimization than their heterosexual peers. More study of this issue is needed in order to fully understand the issues LGBT youth face and effectively target this population.

## NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

### Introduction

This section describes the housing needs of persons who are not homeless but require supportive housing. These persons include:

- elders (defined as 62 and older),
- frail elders (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework),
- persons with mental, physical and/or developmental disabilities,
- persons with substance use disorders,
- persons with HIV/AIDS and their families,
- Victims of domestic violence, dating violence, sexual assault, and stalking.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	2,423
Area incidence of AIDS	77
Rate per population	2
Number of new cases prior year (3 years of data)	240
Rate per population (3 years of data)	2
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	2,368
Area Prevalence (PLWH per population)	59
Number of new HIV cases reported last year	255

**Table 30 – HOPWA Data**

Data Source Comments:

### Table description

This table details current Housing Opportunities for Persons with AIDS (HOPWA) formula use, whereas the second table details the Number of Persons Living with HIV in the State of Wisconsin. The HOPWA Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. HOPWA provides funding through a formula program as well as a competitive program, annual appropriation is divided between the two programs – 90% for formula program grants and 10% for

competitive program grants. The tables below discuss only formula program grants. The data in these tables was collected by Centers for Disease Control and Prevention HIV (CDC HIV) Surveillance.

**HIV Housing Need (HOPWA Grantees Only)**

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	66
Facility Based Housing (Permanent, short-term or transitional)	0

**Table 31 – HIV Housing Need**

**Alternate Data Source Name:**  
2014 HOPWA CAPER

**Data Source Comments:**

**Table description**

The table above details the estimate of unmet housing need for three different types of HOPWA assistance (tenant based rental assistance; short-term rent, mortgage, and utility; facility based housing (permanent, short-term or transitional)). The data was gathered from DOH’s 2014 HOPWA Consolidated Annual Performance and Evaluation Report (CAPER).

**Victims of domestic violence, dating violence, sexual assault, and stalking**

Domestic violence is difficult to track as victims of domestic violence do not often report incidences to law enforcement because they often fear for their safety or lack access to needed resources and/or support. Sexual violence is similarly difficult to track, however, according to the 2010 National Intimate Partner and Sexual Violence Survey, sexual violence is a significant public health problem that affects nearly a million people in Wisconsin. Many providers collect data regarding domestic and sexual violence (for example: law enforcement, hospitals, and domestic and sexual violence advocacy agencies). Because domestic violence is under-reported and falls under varying definitions, domestic violence data is difficult to analyze.

In consultation with the Department of Children and Families, these statistics regarding victims of domestic violence, dating violence, sexual assault and stalking were provided:

- 711,000 Wisconsin women have been attacked, raped, or stalked by an intimate partner. Approximately half a million of these women were fearful or concerned for their safety.

- In the *reporting* period October 1, 2012 – September 30, 2013, 38,270 victims of domestic violence and their children received services from a Wisconsin domestic abuse program. This includes 7, 446 persons who received safe shelter.
- In the same reporting period, 3,000 adults were turned away due to the shelter being full. Many of the shelter turn-aways occur in urban areas, but increasingly, rural programs, such as those in Antigo, Superior, and Baraboo have had to turn victims away due to the shelter being full. The ESG program funds domestic violence shelters across the state. Funding is contingent on the number of clients served, which helps direct funding to areas where it is needed most.
- Domestic abuse programs reported 292,450 contacts of supportive counseling and advocacy for adult victims of domestic abuse in the last reporting period. This is a 5.2% increase over the previous year.
- Although the average shelter stay is approximately 30 days, domestic abuse programs report more victims needing to stay for periods of three to six months or longer before they can obtain the resources to live independently.
- In the 2013 Domestic Violence Counts, a one-day, unduplicated census count of adults and children seeking services, Wisconsin programs served 2,072 victims, with 924 in safe shelter. 188 persons were turned away due to shelters being full.

## **Victims of domestic violence, dating violence, sexual assault, and stalking #2**

### Victims of domestic violence, dating violence, sexual assault, and stalking:

Victims of domestic violence face a variety of economic barriers to self-sufficiency. They may lack access to financial resources due to the actions of their abuser. Residents of public or subsidized housing may face an added challenge as the abuser may be the one on the lease. Affordable housing was identified as the top need by both domestic violence victims and service providers in the 2009 Wisconsin Domestic Violence Long Range Plan. A lack of affordable housing causes longer stays in shelters. This, in turn, causes shelters to be full which may lead to families being turned away.

The most common housing problems experienced by victims of domestic violence, dating violence, sexual assault, or stalking as identified by the Department of Children and Families are:

- Domestic violence is a leading cause of homelessness for women and their children. Between 22% and 57% of all homeless women report that domestic violence was the immediate cause of their homelessness. Additionally, 38% of all victims of domestic abuse become homeless at some point in their lives.
- A victim of domestic violence will often leave an abuser multiple times before finally escaping the violence, therefore experiencing multiple periods of homelessness.
- Abusers commonly undermine a victim's economic stability, making victims more vulnerable to homelessness. Many victims and survivors of domestic violence have trouble finding rental properties because they may have poor credit, rental, and employment histories as a result of their abuse.

- In April 2014, the Governor’s Council on Domestic Abuse and End Domestic Abuse began a long-range planning process for domestic abuse services. Surveys and interviews were conducted with: domestic abuse program directors and advocates; domestic abuse survivors; and community partners. Safe, affordable and accessible housing was consistently identified as one of the top needs of domestic violence victims.
- Domestic violence victims continue to need the immediate safety, privacy, and confidentiality that a domestic abuse shelter affords. Domestic abuse shelters have an on-going need for adequate staffing, maintenance and upkeep, adjunct supportive services, and accessible, trauma-informed design.
- Domestic violence programs across the state report a lack of affordable housing resources in their area. The waiting list for local housing authority vouchers can be extremely long, ranging from several months to almost two years. This is much longer than the average stay at a domestic abuse shelter. As affordable, long-term housing options become scarcer, victims are staying longer in shelters. As a result, shelters are full and must turn families away.
- Additional housing-related needs of domestic violence victims identified in the Long-Range Planning process include: rental assistance until a survivor can pay rent independently; financial assistance to pay back rent or utilities; case management and legal assistance to help a survivor remain in current housing; and advocacy strategies to help a survivor address legal and other barriers to achieving safe, permanent housing.
- Safety and confidentiality are key needs of domestic abuse victims and cornerstones of all service provision, not just shelter services. Strong collaborative partnerships, including cross-referral and information-sharing protocols, must continue to afford victims basic privacy and confidentiality safeguards. Safety considerations should be embedded in all aspects of service provision, including housing location.

### **Persons with substance abuse disorders**

Dependence on drugs and/or alcohol is one of the most significant risks that alcohol or drug user faces, as it can lead to health problems. Users who inject drugs risk contracting HIV, hepatitis C, and other infectious diseases. Alcohol-Related Disease Impact software from the Centers for Disease Control and Prevention identifies the proportion of deaths that are alcohol-related for a total of 54 chronic and acute conditions. Mortality from alcohol-related liver cirrhosis is a direct consequence of chronic alcohol consumption. Health problems resulting from substance abuse can cause a financial burden, lead to a physical or mental disability, and also an inability to work. In addition to health concerns and health care needs, addictive disorders disrupt relationships with family and friends and can cause people to lose their jobs. For those already struggling financially, a loss of income could also cause them to lose their housing. It is also important to note that substance use disorders can be a result of a loss of housing rather than a cause as substance use can be a coping mechanism for those in difficult situations.

### **Describe the characteristics of special needs populations in your community:**

Elders, Frail Elders, and People with Disabilities:

When discussing special needs populations it is important to recognize that, compared to the general population, people with disabilities have less access to resources as they are more likely to be un- or under-employed, that people living in poverty tend to have a higher incidence of disability, and that elderly populations are more prone to disability as prevalence of disability increases with age. Because of this, elders, frail elders, and persons with disabilities are populations disproportionately susceptible to poverty and poor living conditions. Based on the *Olmstead vs. L.C.* decision, 1999, people with disabilities have the right to live in the community with community-based supports.

According to population projections prepared by the Department of Health Services, the Wisconsin population of persons aged 65 and older is expected to grow from 900,170 to 1,060,620 between 2015 and 2020. This increases the proportion of those aged 65 and over from 15% of the total population to 17% of the total population. According to the American Community Survey, the elderly population in Wisconsin is roughly 800,000. Over 250,000 or 32% have a disability. Seven percent of elders live below the poverty level and another 10.8% have income from 100 to 149% of poverty. Nearly 57% of all elderly renters are experiencing a cost burden (have rental costs greater than 30% of household income).

The Department of Health Services reports that almost 640,000 people in Wisconsin, or over 11% of the population, have a hearing, vision, cognitive, ambulatory, self-care, or independent living disability. Of these, more than 380,000 are under 65 years of age. According to the Wisconsin Council on Physical Disabilities, an average of 6% of the population age 18 to 65 and 65+ require the use of special equipment for mobility.

#### Persons with substance use disorders:

Addiction has large societal costs and behavioral health disorders are an increasing public health concern. According to the 2012 Wisconsin Epidemiological Profile on Alcohol and Other Drug Use, since at least 2000, rates of alcohol dependence, alcohol abuse, and alcohol-related motor vehicle fatalities have been higher in Wisconsin than in the United States as a whole. Because of this, Wisconsin's experiences with the consequences associated with alcohol use (mortality, morbidity, and dangerous criminal behavior) have also tended to be higher than the national average.

The prevalence of use of illicit drugs (marijuana, cocaine, heroin, inhalants, methamphetamines, and non-medical use of prescription drugs) for ages 12 and older of are detailed in the Wisconsin Epidemiological Profile. This study shows that Wisconsin's drug law violations remain lower than the national average however consumption patterns of illicit drugs in Wisconsin mirror national trends.

#### Victims of domestic violence, dating violence, sexual assault, and stalking:

This section is discussed above due to text limit constraints.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

### Elders and Frail Elders:

The housing needs of the elderly are projected to grow as the baby boomer generation ages and advances in medical technology extend the average lifespan. Elders and frail elders may face housing cost burdens related to affordability or may need home modifications and supportive services that allow them to age in place. In addition, access to transportation, health care, and other public and private resources, facilities, and services are considered when weighing housing options. According to national research conducted by Fannie Mae, an increasing share of elders (aged 65-74) and older elders (75 and older) are choosing to live in housing units, rather than group quarters. This presents particular housing challenges to the older elders, who have higher rates of disability and more medical needs. The need for specialized or retrofitted housing and supportive services will continue to grow as elderly populations increase. Policies seeking to accommodate frail elders should incorporate affordability, accessible design in both residential and group homes, and increased supportive services to meet the needs of an aging population.

### Persons with Disabilities:

Persons with disabilities face a range of housing related issues. The amount of benefit received as part of the Supplemental Security Income program places a person in the HUD “extremely low-income limit” group in Wisconsin. Many people with disabilities who rely on Supplemental Security Income payments fall into this category. Limited income may mean that persons with disabilities face severe cost burdens. Besides affordability, persons with disabilities also face issues related to accessibility in housing, aging caregivers, and housing discrimination. As with elders, access to transportation, health care, and other facilities and services are important factors when weighing various housing options. Financing for housing rehabilitation and modification to allow persons with disabilities to function independently or make homes accessible will continue to be a critical need. Overall, the most common housing problems for persons with disabilities is affordable, accessible, safe housing that is integrated into their chosen community.

The Wisconsin Council on Physical Disabilities also identifies “visitability” as a housing problem experienced by persons with physical disabilities. “Visitability” is achieved when persons with a physical disability – for example people who depend on wheelchairs, scooters, and other assistive mobility devices – are able to visit family or friends without facing barriers to access to their family or friends’ homes (that their family’s and friends’ homes are accessible). In addition to visitability, The Wisconsin Council on Physical Disabilities identifies “universal design” – designing products and spaces so that they can be used by the widest range of people possible – as a way to best meet the different needs of persons with disabilities. Universal design, although not always possible to construct due to demand and funding, makes housing safer, more accessible, and more convenient for everyone.

### Persons with substance use disorders:

This section is discussed above due to text limit constraints.



## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the AIDS Resource Center of Wisconsin, more people than ever are living with HIV/AIDS in Wisconsin. HIV/AIDS continues to threaten Wisconsin's population, especially the next generation. Reflecting national trends, young Black/African American men who have sex with men in Wisconsin continue to be the population most affected by HIV/AIDS in Wisconsin. In 2013, 255 cases of HIV infection were diagnosed in Wisconsin. Between 2004 and 2013, the number of diagnoses ranged from a low of 255 in 2012 to a high of 284 in 2009, with an average of 253 diagnoses per year. Four times as many males as females were diagnosed in 2013. The only age/sex group with statistically significant changes in diagnoses between 2004 and 2013 was males under age 30; diagnoses increased by 38% in this group. HIV infection disproportionately affects racial/ethnic minorities. Among males, the rate of HIV diagnoses during 2009-2013 was more than ten-fold greater among Blacks and five-fold greater among Hispanics compared to Whites. Among females, the disparity was even greater; the rate of HIV infection was more than 25-fold greater among Blacks and more than five-fold greater among Hispanics and Asians compared to Whites.

In 2013, HIV cases were diagnosed in 29 of the 72 counties in Wisconsin, the distribution was uneven:

- Milwaukee County cases accounted for 51% of new diagnoses,
- Dane County for 12%,
- Racine for 5%,
- Kenosha and Brown Counties each for 3%,
- all other counties accounted for fewer than 3% of diagnoses.

Additionally, in 2013, 140 individuals previously diagnosed with HIV infection moved to Wisconsin from another state. As of the end of 2013, 6,758 individuals reported with HIV or AIDS were presumed to be alive and living in Wisconsin, 76% of these were first diagnosed in Wisconsin. An estimated 1,270 are unaware of their HIV infection in Wisconsin (as CDC estimates 15.8% of people living with HIV are unaware of their HIV status). Of Wisconsin's known cases, 10% are under 30, 50% are 30-49, and 40% are 50 or older. Therefore, services for people living with HIV need to address health conditions of aging in addition to HIV infection. As persons living with HIV/AIDS are disproportionately living in urban areas in Wisconsin, urban housing problems need to be addressed in addition to HIV/AIDS infection.

### **Discussion:**

Comorbidity, or the simultaneous presence of two chronic diseases or conditions, is something to be considered when discussing special needs populations and housing needs. An individual or family may experience a multi-level need as they experience one or more special needs. Persons with concurrent disorders, or co-occurring addiction and mental health problems, are of particularly high need and are

often disconnected from mainstream services.

## NA-50 Non-Housing Community Development Needs - 91.315 (f)

### Describe the jurisdiction's need for Public Facilities:

The Division of Housing CDBG programs provide grants and loans to CDBG eligible local governments to help them serve low- and moderate-income persons. The program is open to all local units of government that do not receive CDBG funds directly from HUD. The primary goals of DOH's CDBG program include:

- Ensuring the affordability of basic services that enhance community vitality;
- Promoting improved housing and economic opportunities for low- and moderate-income households;
- Supporting revitalization of established neighborhoods, downtown business districts and blighted sites;
- Assisting with capital improvements projects that support previous planning efforts and are part of broader community development strategies;
- Facilitating access to public facilities;
- Encouraging the use of energy efficient design, retrofitting, and equipment, as well as projects that benefit bicyclists and pedestrians;
- Improving accessibility to public facilities; and
- Responding to natural and man-made disasters or catastrophic events.

Below details Wisconsin's community development needs by categories designated by HUD: public facilities, public improvements, and public services.

The Division of Housing conducted an online public survey to solicit input regarding community development and public facilities needs, among other topics. Wisconsin's public facilities are, on the whole, old and in need of rehabilitation. Many responses indicated that foreclosed and damaged properties need to be repurposed into projects beneficial to their community or neighborhood. Some respondents also mentioned that poorly maintained or blighted buildings need to be repaired, rehabilitated, or demolished – particularly buildings with lead-based paint hazards. Participants also felt that recreational facilities (for example parks), affordable daycare centers, community centers, senior centers, and fire stations need to be rehabilitated, or in some cases, constructed. Building accessible recreational facilities, specifically accessible bathrooms in public facilities, was also highlighted as a public facilities need.

Participants were asked to rank six different public facilities priorities in order of importance based on the needs of their communities. The ranked priorities are below, ordered from the highest priority to the lowest priority.

1. Fund community development planning efforts that spur new investment
2. Address public infrastructure deficiencies such as storm sewers or streets

3. Assist in building or rehab of fire stations, libraries, or other public facilities
4. Support energy efficient design and retrofitting in public facilities
5. Fund accessibility modifications such as wheelchair ramps in public facilities
6. Support projects that respond to natural disasters or mitigate hazards

### **How were these needs determined?**

Needs were determined via an assessment of past and present public facilities grants, an online public survey which solicited public input, consulted with stakeholders, and spoke with Division of Housing grants specialists.

### **Describe the jurisdiction's need for Public Improvements:**

Survey respondents noted that there is a need for repairs to streets, street lighting, sewers, water supply or water mains, and blighted buildings. Many of Wisconsin's cities and villages also need general reconstruction of their main street. Respondents also indicated that funds are needed, not only for reconstruction or rehabilitation, but also for project administration as some public projects have been poorly maintained. Property damage from flooding and other natural disasters or catastrophic events was also mentioned in the survey.

### **How were these needs determined?**

Needs were determined via an assessment of past and present public facilities grants, an online public survey which solicited public input, consulted with stakeholders, and spoke with Division of Housing grants specialists.

### **Describe the jurisdiction's need for Public Services:**

HUD allows up to 15% of yearly CDBG allocation to be used on eligible public services activities. When asked, during public input sessions and surveys, about the need for increased funds for public services, stakeholders and residents frequently agreed that there is a need for increased funding for public services. The needs were diverse but followed similar trends. In all areas of the state, respondents felt that there was an urgent need to provide supportive services, treatment, and/or aftercare services for special needs populations (see NA-35 regarding special needs populations) – persons who experience chronic homelessness, due to mental health issues or substance abuse, and victims of domestic violence were most frequently mentioned. Public Input session attendees also cited transportation issues as exacerbating employment and housing issues, especially in areas in which a car is needed to access employment and services.

### **How were these needs determined?**

Needs were determined via an assessment of past and present public facilities grants, an online public survey which solicited public input, consulted with stakeholders, and spoke with Division of Housing grants specialists.

### **Disaster Recovery Needs**

In 2008, Wisconsin experienced severe storms, tornadoes, and flooding. In response to these events, Congress appropriated CDBG Disaster Recovery Funds to affected states. These funds have been used in Wisconsin to meet housing, business, and infrastructure needs caused by the disasters. The Division of Housing estimates that 14 public facility/infrastructure projects are still in need.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis provides an overview of the environment in which the Division of Housing will administer its programs over the course of the 2015-2019 Consolidated Plan. The Market Analysis details: General Characteristics of the Housing Market; Lead-Based Paint Hazards; Public and Assisted Housing; Assisted Housing, Facilities, Housing, and Services for Homeless Persons; Special Need Facilities and Services; Barriers to Affordable Housing; and Non-Housing Community Development Assets.

### MA-10 – 20: General Characteristics of the Housing Market

- Wisconsin's housing market varies by region. However, the most common themes are an aging housing stock and the prevalence of 1-unit detached structures (or single family housing). There is a shortage of affordable housing among all housing types. Much of the existing affordable housing stock is in poor condition and in need of rehabilitation.
- Lead-Based Paint Hazards: 64% of Wisconsin's owner-occupied housing stock and 65% of Wisconsin's renter-occupied housing stock were built before 1980. HUD estimates three quarters of housing units built before 1980 contain some lead-based paint. Due to this, lead-based paint hazards continue to be a concern in Wisconsin, particularly among housing units built before 1980 with children present.

### MA-25: Public and Assisted Housing

- There are 120 Public Housing Authorities in the State of Wisconsin; 58 provide low rent units, 24 provide Section 8 vouchers, and 38 are combined low rent units and Section 8 vouchers. There are a total of 29,393 Public Housing units in Wisconsin at 183 different Public Housing properties across the state, 2,295 units are specifically designated as accessible units for the elderly and/or persons with disabilities.

### MA-25: Homeless Facilities

- Wisconsin's emergency shelter and homeless programs vary from community to community, reflecting individual local needs and resources. They are funded through a combination of local, state, and federal funds, and significant local private cash and volunteer contributions. There is

a need for funding of programs and interventions which efficiently use public dollars and whose effectiveness is backed up by evidence.

#### MA-35: Special Need Facilities and Services

- The Division of Housing, Department of Health Services, Department of Children and Families, and Department of Corrections all provide services, resources, and funds to support persons with special needs. Special needs populations addressed in this section include: the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons living with HIV/AIDS and their families, victims of domestic violence, dating violence, sexual assault, and stalking, and persons with mental illness.

#### MA-40: Barriers to Affordable Housing

- Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing varies widely throughout the state and is typically affected by local policies over which the state has little control.

#### **Text continued**

#### MA-45: Non-Housing Community Development Assets

- There is a significant need for programs targeted towards spurring job creation, programs which train workers with the skills currently demanded by employers, general economic development programs, and community development and planning efforts targeted to ensuring a strong local economy.

## MA-10 Number of Housing Units – 91.310(a)

### Introduction

Wisconsin's housing market varies by region. Two common themes are an aging housing stock and the prevalence of single family detached housing. Though there are some signs that Wisconsin's housing market is beginning to recover from the housing crisis, this recovery is regional. Some areas continue to struggle with a large supply of foreclosed homes and blighted neighborhoods. A shortage of affordable units persists across all types of housing. The Division of Housing funds several programs that aim to increase the availability of safe, accessible, and affordable housing for low and moderate income Wisconsin households.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	1,732,919	66%
1-unit, attached structure	113,851	4%
2-4 units	279,068	11%
5-19 units	211,127	8%
20 or more units	173,490	7%
Mobile Home, boat, RV, van, etc	99,364	4%
<b>Total</b>	<b>2,609,819</b>	<b>100%</b>

**Table 32 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### table description

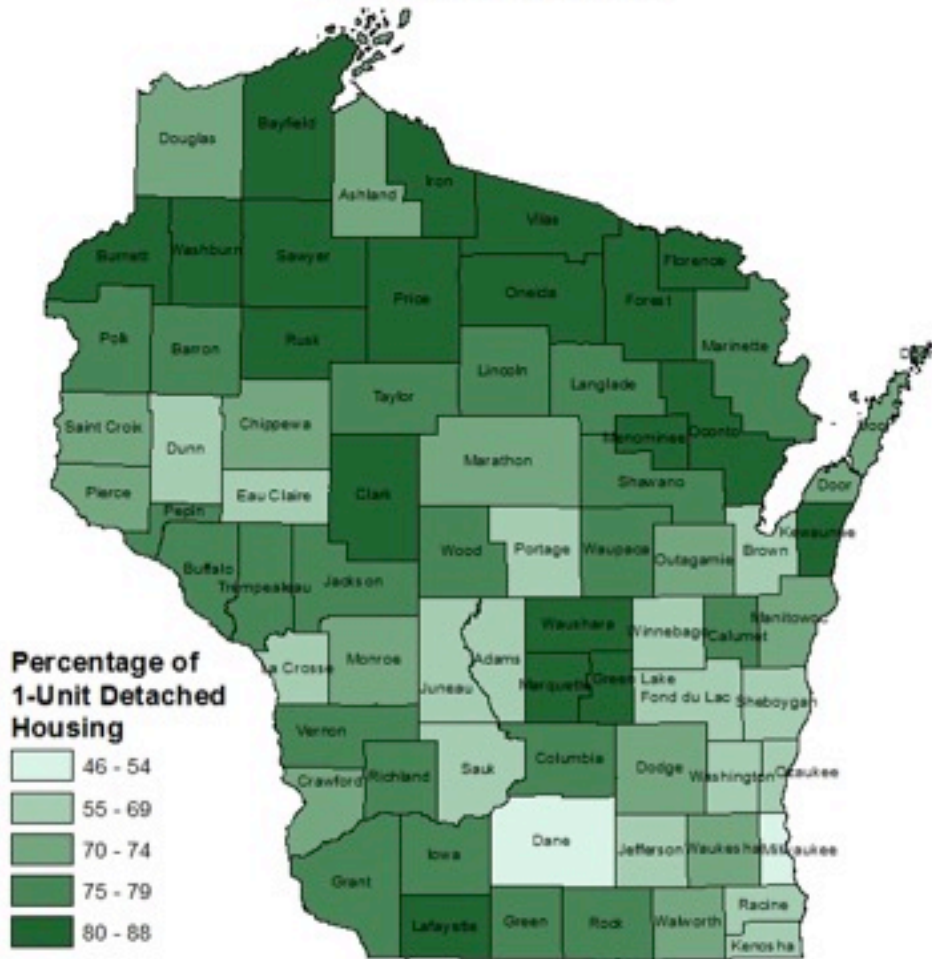
The above table shows the number and type of residential properties in Wisconsin. The dominant housing type in Wisconsin is 1-unit detached structures (more commonly known as single family homes), but there is also a large portion of multi-unit structures located in urban areas.

### Single Family Housing in Wisconsin

The following map shows the percentage of 1-unit detached structures (single family housing) by county in Wisconsin. Northern and rural housing stock tends to be dominated by single family structures, while counties in the southern and urban areas have larger populations, but proportionally less single family housing stock.



# Single Family Housing in Wisconsin



## Single Family Housing in Wisconsin

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,057	0%	24,293	3%
1 bedroom	31,383	2%	180,890	26%
2 bedrooms	306,230	19%	316,738	45%
3 or more bedrooms	1,235,049	78%	183,098	26%
<b>Total</b>	<b>1,574,719</b>	<b>99%</b>	<b>705,019</b>	<b>100%</b>

Table 33 – Unit Size by Tenure

### **Table description**

The above chart shows the number and percentage of owner-occupied and rental housing stock by size. Owner occupied homes tend to be larger, with 78% of owner occupied structures containing 3 or more bedrooms. Rental units tend to be smaller with the largest percentage of units (46%) containing two bedrooms.

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The Division of Housing funds several programs that further the goal of building affordable housing for low and moderate income Wisconsinites. The CDBG Housing program distributes funding to seven regions in Wisconsin. This funding is used for acquisition, rehabilitation, and homebuyer assistance in each of the regions. The HOME Rental Housing Development Program funded 11 rental housing projects targeted to households with incomes below 60% CMI during the 2013-2014 program year. Through the HOME TBRA program, the Division of Housing funded 8 agencies providing rental assistance to households with incomes below 60% CMI. Beginning in Program Year 2018, HOME TBRA-eligible clients may have income up to 80% CMI with DEHCR approval. The HOME Homebuyer/Rehab program funded 21 grantees for the purposes of assisting homebuyers with incomes below 80% CMI and rehabilitating rental properties which rent to households with incomes below 60% CMI. Other Division of Housing programs provided rental assistance to individuals and households experiencing homelessness, at risk of homelessness, or fleeing domestic violence.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There is no comprehensive estimate of units expected to be lost from the affordable housing inventory in Wisconsin. According to the National Housing Trust, 259 rental projects with a total of 12,464 housing units whose project-based Section 8 contracts will expire in the next four years.

### **Does the availability of housing units meet the needs of the population?**

There is a significant shortage of affordable housing for extremely low income households. The National Low Income Housing Coalition estimates that there is a shortage of 137,527 units affordable and

available for extremely low income renters. The majority of extremely low income renters in Wisconsin pay over 50% of their income towards housing, leaving little left over for other vital household expenses. This shortage puts extremely low income households at increased risk of housing instability and homelessness.

There is a shortage of 3 or more bedroom rental units for large families. Large, low income families often have a difficult time qualifying for mortgages, an issue that has worsened in the wake of the housing crisis. Because of this, they must find housing in the rental market, which does not contain an adequate number of 3 or more bedroom units. This can lead to overcrowding (which is further discussed in the housing needs assessment) and/or an inability to find housing.

The dominance of single family housing in northern and rural Wisconsin can also make it difficult for low and moderate income renter families to find housing near employment. Northern and rural counties have very little rental stock, making it difficult for low income families to find housing.

Wisconsin's aging senior population has already begun to affect the demand for housing. There is a need for accessible homes that allow seniors to age in place and senior oriented housing communities that incorporate services. Housing of this type must also take into consideration the fact that many seniors have fixed incomes and cannot afford costly home renovations and senior housing communities.

### **Describe the need for specific types of housing:**

Respondents to the Division of Housing's online public survey were asked to rank affordable housing construction and rehabilitation priorities. The rankings are listed below, from highest priority to lowest priority.

1. Build affordable rental housing
1. Rehabilitate affordable rental housing
1. Rehabilitate affordable owner occupied housing
1. Build affordable owner occupied housing
1. Convert market rate housing into affordable housing

Similar feedback was received in public input sessions, with attendees mentioning a lack of rental housing in rural areas and a lack of rental housing affordable to low income households in urban areas.

## **Discussion**



## MA-15 Cost of Housing – 91.310(a)

### Introduction

The cost of housing has increased in Wisconsin over the last 15 years. Wages have not kept pace, leading to an affordability crisis for many low and moderate income Wisconsin households.

The following table shows the median home value and contract rent in Wisconsin.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	109,900	169,700	54%
Median Contract Rent	473	614	30%

**Table 34 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	228,585	32.4%
\$500-999	416,081	59.0%
\$1,000-1,499	46,959	6.7%
\$1,500-1,999	7,569	1.1%
\$2,000 or more	5,825	0.8%
<b>Total</b>	<b>705,019</b>	<b>100.0%</b>

**Table 35 - Rent Paid**

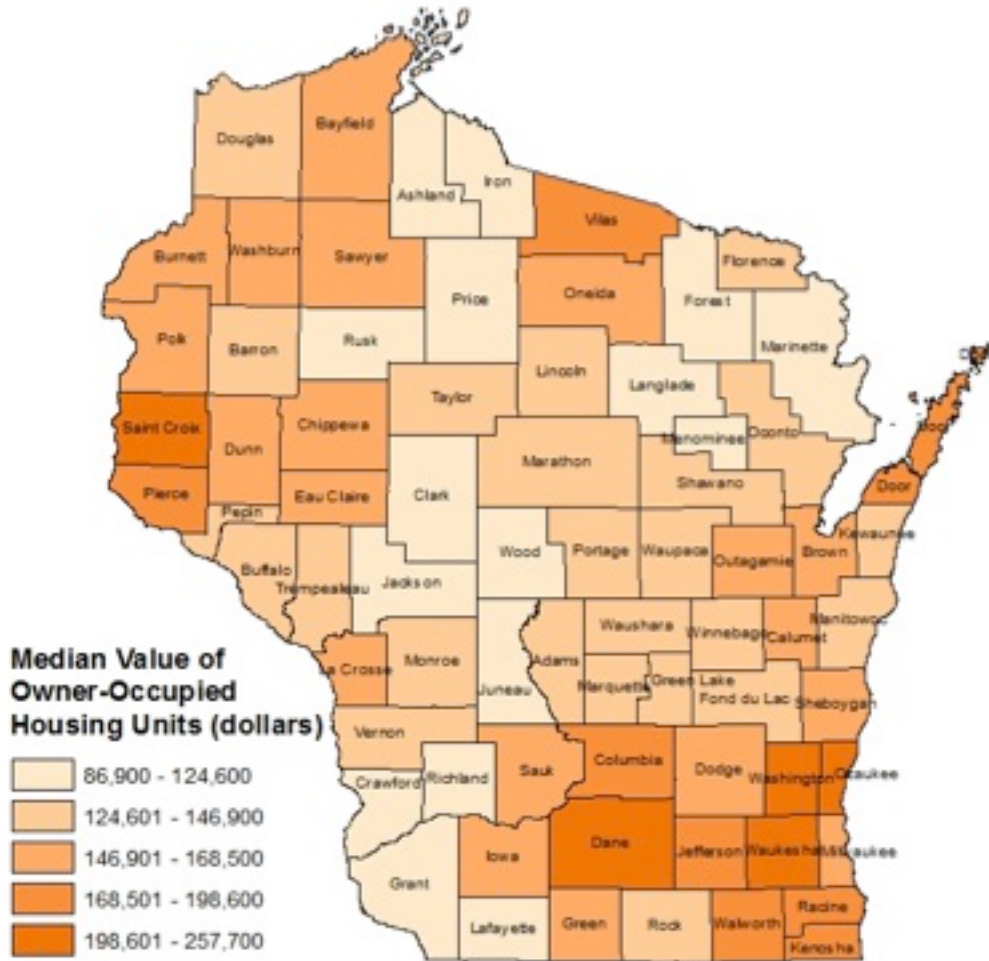
**Data Source:** 2007-2011 ACS

### Table description

The above table breaks up the number and percent of renter households by cost category.

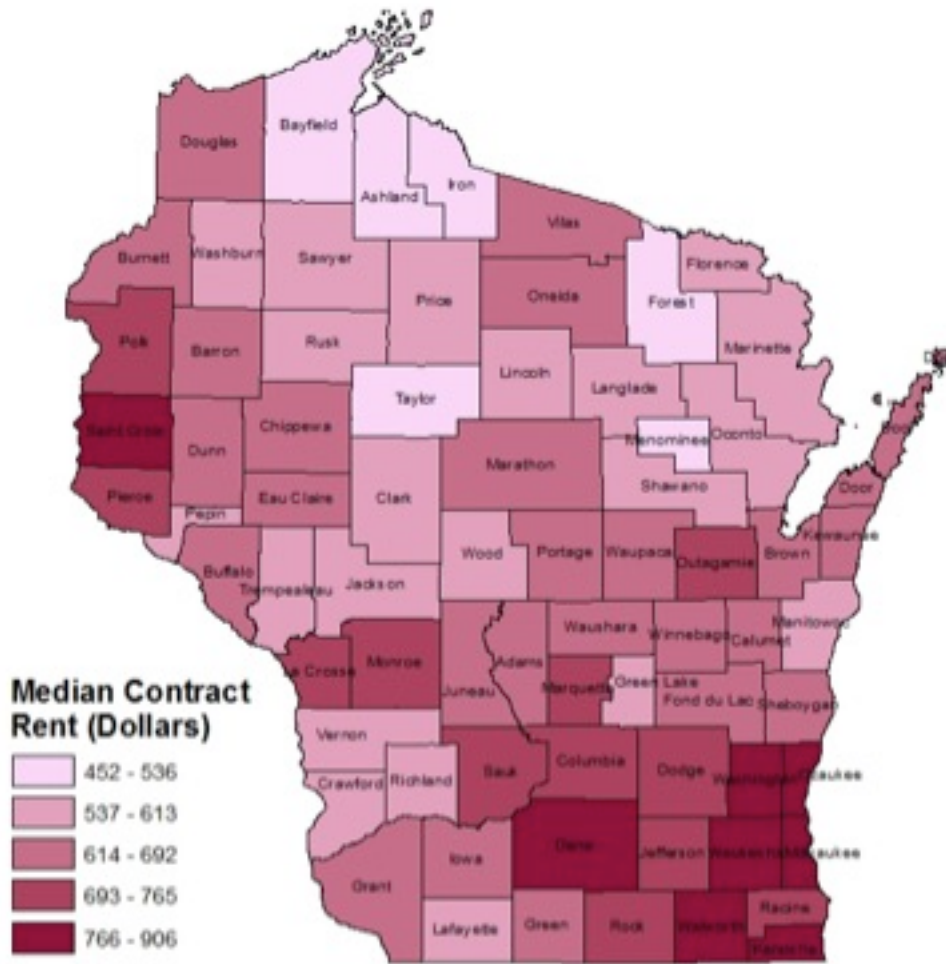
### Median Value of Owner-Occupied Units

The following figure shows the median value of owner-occupied units by county in Wisconsin. Housing values are the highest in growing metropolitan areas, such as the counties surrounding Milwaukee, Dane County, and the Counties across the border from the Minneapolis/St Paul, Minnesota area. Housing values are the lowest in the most rural counties of Wisconsin.



**Median Value of Owner-Occupied Units  
Median Gross Rent**

The following figure shows the median gross rent by county in Wisconsin. Trends in gross rent are similar to those seen in the owner-occupied market, with high gross rents in growing metropolitan areas and lower gross rents in rural areas.



**Median Gross Rent**

**Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	49,920	No Data
50% HAMFI	226,960	90,460
80% HAMFI	491,255	328,830
100% HAMFI	No Data	530,075
<b>Total</b>	<b>768,135</b>	<b>949,365</b>

**Table 36 – Housing Affordability**

Data Source: 2007-2011 CHAS

**Table description**

The above table shows the number of rental and owner-occupied units available to households at various income levels. When looking back at the data in the housing needs assessment that describes

the number of households at each income level, there is a clear shortage of units available to low and moderate income households. Another contributing factor to the shortage of affordable units is the fact that in many cases, affordable units are unsubsidized and do not have income restrictions. In this case, households who are making higher incomes may reside in these units in order to reduce their housing costs.

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 37 – Monthly Rent

Data Source Comments:

### Table description

The data in the above table is not available at the state level. Therefore, this table will be left blank.

### Is there sufficient housing for households at all income levels?

Wisconsin is experiencing a shortage of affordable rental and owner occupied units for low and moderate income households. This shortage is most severe among extremely low income renters. Respondents to the online public survey consistently ranked more affordable housing as a high priority. This need is backed up by data included in the housing needs assessment, which shows high percentages of low and moderate income Wisconsinites with a housing cost burden and severe housing cost burden. The loss of jobs and living wage jobs experienced during the 2007-2009 recession has depressed incomes and made it more difficult for low and moderate income Wisconsinites to find affordable housing. The tightening of credit which occurred after the housing crisis has also made it difficult for low and moderate income Wisconsinites to qualify for a home loan, leading some to stay in the rental market.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Rental Market:



Median contract rents have increased 26% between 2000 and 2010, from \$473 to \$596. During this time period, median household income has only risen 18% from \$43,791 to \$51,598. Because wages have not risen at the same rate as housing costs, households are spending a larger and larger percentage of their income on housing. In addition, the housing crisis has driven many households that would otherwise be homeowners into the rental market. This has increased competition for rental units and may have the effect of increasing rents charged by landlords. In some regions, especially those near growing metropolitan areas (Dane County, Milwaukee and its surrounding counties, and St. Croix County), rents can be significantly higher than the state median rent.

#### Owner-Occupied Market:

The value of many homes in Wisconsin took a hit during the housing crisis of 2006-2009. There is some evidence that the five year slide in home values experienced from 2008-2012 is reversing, with 2013 property values rising by 2.5%. This will increase the cost of housing, but may also help households struggling with underwater mortgages. In the aftermath of the housing crisis, credit has tightened, making it difficult for low income households or those with a large amount of debt to qualify for mortgages. This has made it challenging for some to purchase a home. On the other hand, interest rates are historically low, which makes the total cost of borrowing more affordable for those who can qualify for a mortgage. Most economists predict that interest rates will rise over the next several years due to the strengthening economy and likely actions of the Federal Reserve. This will have the effect of increasing the total cost of borrowing.

#### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

This data is not available at a state level.

#### **Discussion**

## MA-20 Condition of Housing – 91.310(a)

### Introduction:

The age of Wisconsin's housing stock poses significant challenges. Twenty nine percent of units were built before 1949. Structures of this age often have issues and are in need rehabilitation. As in the rest of the United States, renter-occupied units are more likely to be in need of rehabilitation than owner-occupied units. CDBG-CLOSE funds may be used for housing rehabilitation.

### Definitions

When applicable, Division of Housing programs will use UPCS (Uniform Physical Condition Standards) starting 1/23/15 to determine if a housing unit/development is substandard under the new HOME rule.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	420,314	27%	300,451	43%
With two selected Conditions	9,044	1%	16,592	2%
With three selected Conditions	1,897	0%	1,767	0%
With four selected Conditions	281	0%	14	0%
No selected Conditions	1,143,183	73%	386,195	55%
<b>Total</b>	<b>1,574,719</b>	<b>101%</b>	<b>705,019</b>	<b>100%</b>

**Table 38 - Condition of Units**

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	207,042	13%	71,876	10%
1980-1999	366,974	23%	171,483	24%
1950-1979	584,056	37%	255,908	36%
Before 1950	416,647	26%	205,752	29%
<b>Total</b>	<b>1,574,719</b>	<b>99%</b>	<b>705,019</b>	<b>99%</b>

**Table 39 – Year Unit Built**

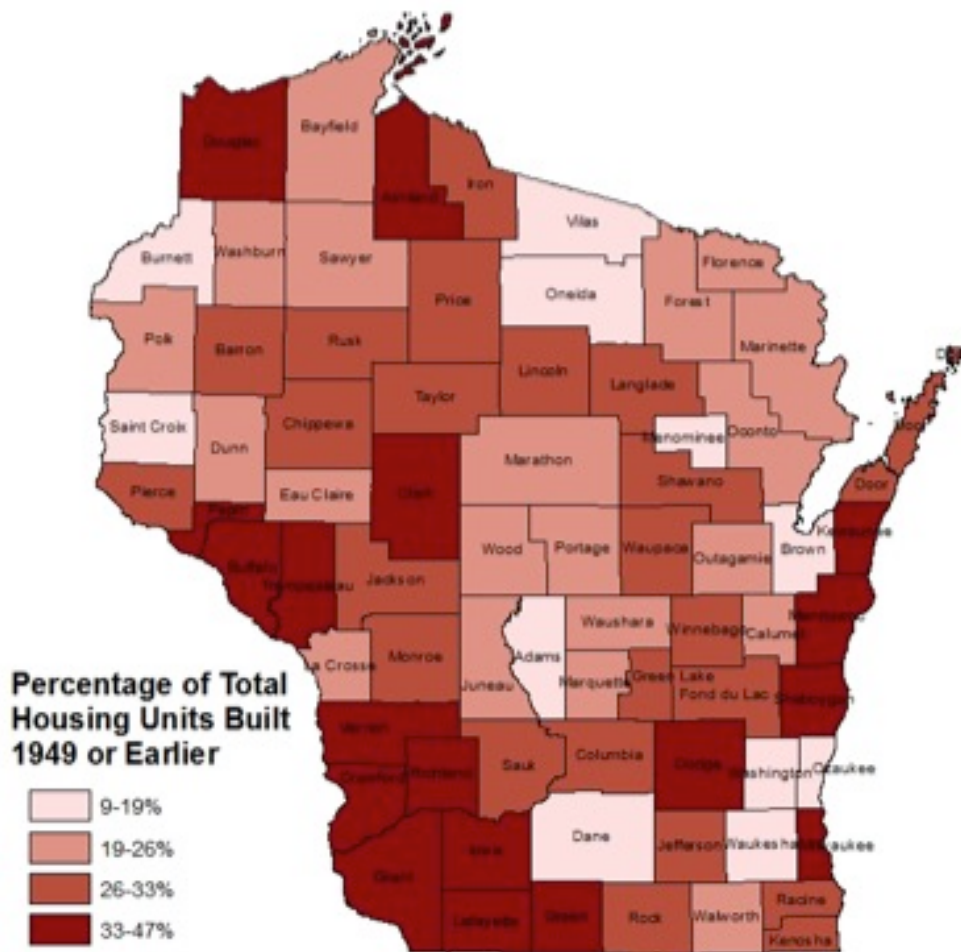
Data Source: 2007-2011 CHAS

### Table description

The above table shows the age of Wisconsin housing stock. Wisconsin housing stock is older than that of the nation as a whole, with 29% of units built 1949 or earlier, compared to 22% in the nation as a whole. Both owner-occupied and renter-occupied housing stock is aging, though this varies by region.

## Wisconsin's Aging Housing Stock

The following map shows the percentage of total housing units built in 1949 or earlier by county in Wisconsin. The areas with the largest percentage of aging housing stock are in the southwestern and rural Wisconsin. The areas with the “newest” housing stock are located in the growing metropolitan areas.



## Wisconsin's Aging Housing Stock

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,000,703	64%	461,660	65%
Housing Units build before 1980 with children present	96,680	6%	39,155	6%

**Table 40 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Table description

The above table shows the total number and percentage of units built before 1980, two years after lead based paint was banned in the United States. HUD estimates that three quarters of housing units built before 1980 contain some lead-based paint. Lead is a highly toxic metal that causes damage to the brain and vital organs. Children are especially susceptible to these issues, and may become lead poisoned by putting contaminated objects or paint chips in their mouth or playing in lead contaminated soil.

There is no reliable data for “Housing Units built before 1980 with children present”. According to DHS, statewide surveillance of childhood lead poisoning in Wisconsin has been conducted since 1991. During the years 2001 to 2013, the number of children tested for lead poisoning remained static from 2004 to 2006 at about 80,000 children per year and then increased in 2007 through 2011 to more than 100,000 children annually. Since then the number of children under age 6 tested for lead started to decline again. The time trend for the number of children found to be lead poisoned (10 mcg/dL) was on the decline from 2000 to 2013; however, looking at the number of children at the lower reference value (5 mcg/dL), the increase in the number of children is sizeable. Therefore, lead-based hazards continue to be of serious concern in Wisconsin and it is necessary to continue to explore opportunities to address lead-based hazards.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 41 - Vacant Units**

Data Source: 2005-2009 CHAS

### Table description

This data is not available at the state level

### Need for Owner and Rental Rehabilitation

Wisconsin is experiencing a significant need for both owner and renter rehabilitation. This need is experienced across Wisconsin, but is most severe in northern and rural areas where the housing stock is the oldest. Respondents to an online public survey question asking about barriers to affordable housing mentioned a need for rehabilitation 54 times.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

There are approximately 2,286,000 households in Wisconsin. There are approximately 720,000 Wisconsin housing units built before 1950, of which approximately 500,000 have lead based paint hazards according to the Department of Health Services.

- According to “The Prevalence of Lead Based Paint Hazards in US Housing,” a study conducted by Jacobs et. al. in 2002, low to moderate income households are generally twice as likely as higher income households to live in dwellings with lead hazards.
- About 11% of Wisconsin households are extremely low income (less than 30% of the area median income). Of Wisconsin’s 250,000 extremely low income households, about 105,000 live in dwellings with lead-based paint hazards.
- About 275,000 Wisconsin households (12%) are low income (incomes between 30% and 50% of the median income) of which 115,000 live in dwellings with lead-based paint hazards.
- Approximately 526,000 (23%) of Wisconsin households are moderate income (incomes between 50% and 80% of the median income). Of these families about 220,000 live in dwellings with lead-based paint hazards.

### **Discussion:**

## MA-25 Public and Assisted Housing – (Optional)

### Introduction:

The DOH Consolidated Plan details the public housing needs statewide, however entitlement cities and counties are required to submit their own five-year Consolidated Plans to HUD. Therefore, more entitlement city and entitlement county specific public housing data, conditions, revitalization needs, and strategies can be found in the entitlement cities’ and counties’ respective Consolidated Plans.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	208	12,632	29,393	684	16,454	1,712	521	2,580
# of accessible units			2,295						

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 42 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Table description

This table details the number of vouchers and accessible units by public housing program type administered by Wisconsin’s 120 Public Housing Authorities. This table uses HUD’s prepopulated data collected via Public and Indian Housing Information Center.

### Describe the supply of public housing developments:

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

76 Public Housing Authorities provided narrative responses about the physical condition of their public housing units. The narratives were categorized into 6 categories (very good, good, fair, needs improvements, poor, aging). Some narrative responses fit into more than one category. 28 responded “very good”, 29 responded “good”, 15 responded “fair”, 19 responded “needs improvements”, 3

responded “poor”, and 24 responded “aging.” Two patterns emerged from the narrative responses. First, there are multiple Public Housing Authorities with “very good” or “excellent” housing stock. The second pattern was that many responded that their housing stock was built in 1965-1980 and, despite its age, was in good or fair condition.

HUD’s Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD. The Public Housing Physical Inspection Scores, compiled in 2011 which is the most recent data, indicates that Wisconsin has Physical Inspection Scores ranging from 100 (the best possible score) to 45, with an average score of 87.8. 103 Public Housing properties scored in between 90-100, 48 properties scored in between 80-89, and 29 properties scored 79 or below. This range of inspection scores demonstrates that the majority of Public Housing stock in Wisconsin is in good or very good condition. However, there are some properties that are in need of frequent inspection and in need of improvements.

### **Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:**

72 Public Housing Authorities provided narrative responses describing the restoration and revitalization needs of their public housing units, these responses were categorized into 17 categories. 33% (24 of the 72 Public Housing Authorities) responded that they did not have substantial restoration and revitalization needs of their public housing units, they explained that they keep their units up to date using Capital Funds and/or are able to update the units in between tenants. However, 66% (48) responded that they had restoration and revitalization needs and lack the funding necessary for updates – some in multiple categories. A common survey response was “we have more restoration and revitalization needs than we have funds for.” However, many Public Housing Authorities detailed very specific restoration and revitalization needs:

- 17 responded that their properties need new roofs,
- 14 need updated kitchens,
- 13 need updated sidewalks/parking/driveways,
- 13 need updated and/or energy efficient windows,
- 13 need updated appliances,
- 13 need new flooring or carpeting,
- 10 mentioned needing general repairs but lacking the appropriate funding,
- 9 need updated bathrooms,
- 7 need improvements to the exterior of their properties,
- 7 mentioned a need for A/C units,
- 7 have need for improvements to doors and locks/entry systems,
- 6 responded needing general interior improvements,
- 4 need plumbing updates,
- 4 mentioned an interest and/or a need for more funds to build or expand accessibility features in their rental units,

- 3 have landscaping needs,
- 2 do not have sprinkler systems and find that to be a safety hazard.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

See individual PHA Plans or entitlement city/entitlement county Consolidated Plans.

**Discussion:**

Describe the supply of public housing developments:

There are 120 Public Housing Authorities in the State of Wisconsin; 58 provide low rent units, 24 provide Section 8 vouchers and 38 are combined low rent units and Section 8 vouchers. As detailed in the table above, there are a total of 29,393 Public Housing units in Wisconsin at 183 different Public Housing properties across the state and 2,295 units that are specifically designated as accessible units for the elderly and/or persons with disabilities.



## MA-30 Homeless Facilities – 91.310(b)

### Introduction

Wisconsin’s emergency shelter and homeless programs vary from community to community, reflecting individual local needs and resources. They are funded through a combination of local, state, and federal funds, and significant local private cash and volunteer contributions. Four homeless service task groups, known as Continuums of Care (CoC), coordinate local homeless housing and service activities and apply for HUD Continuum of Care Program funding. In addition, a number of the Wisconsin Community Action Agencies and other lead agencies coordinate smaller local CoCs for the purpose of Balance of State CoC governance and applying for Emergency Solutions Grant funding.

Nationally, the homeless service system is undergoing a paradigm shift from “housing readiness” to “housing first.” Housing readiness is the idea that households should demonstrate that they are ready to be permanently housed by improving income, maintaining sobriety, and/or getting treatment. Housing first focuses on helping households first get into housing, with no conditions. This stems from the idea that it is easier for households to deal with underlying issues while in housing, rather than in shelter or on the streets.

An estimated 27,556 individuals were served by HMIS participating emergency shelters and transitional housing programs in 2013. HMIS participating emergency shelters provided 678,811 nights of shelter to 19,012 individuals and families in Wisconsin. This translates to an average length of stay of 36 days, which is an improvement over the average of 45 days recorded in 2009 for the previous Consolidated Plan. This improvement is likely related to the introduction of Rapid Rehousing, which seeks to quickly re-house homeless persons. High demand for shelter may also be causing high turnover, which would in turn shorten the average length of stay.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,513	264	2,194	1,672	203
Households with Only Adults	1,061	224	871	1,112	6

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Chronically Homeless Households	0	0	0	295	0
Veterans	35	0	376	606	90
Unaccompanied Youth	40	2	8	0	0

**Table 43 - Facilities Targeted to Homeless Persons**

Data Source Comments:

**Table description**

The above HUD table shows the housing inventory in Wisconsin. Permanent Supportive Housing, an evidence-based practice emphasized by HUD, is a growing program type in Wisconsin.

**Table description 2**

The following table shows the total number of beds in Wisconsin CoCs and local CoCs in 2013, broken up by program type. Emergency shelters account for the largest portion of beds, followed by transitional housing and permanent supportive housing. There is a large diversity in the types of programs available in different Continua of Care. Larger urban continua contain the majority of permanent supportive housing. The service types in local CoCs tend to be dominated by emergency shelter and transitional housing, although there has been recent shifts from transitional housing models to rapid re-housing models.

Local CoC	Emergency Shelter Beds	Permanent Supportive Housing Beds	Rapid Re-Housing Beds	Safe Haven Beds	Transitional Housing Beds	Grand Total
BOS - Brown CoC	306	0	5	0	193	504
BOS - CAP CoC	69	0	0	0	86	155
BOS - Central CoC	93	0	32	0	57	182
BOS - Chippewa	17	28	0	0	105	150
BOS - Coulee CoC	146	107	15	0	175	443

BOS - Fox Cities CoC	177	64	7	0	166	414
BOS - Indianhead CoC	81	0	0	0	9	90
BOS - Jefferson CoC	23	0	0	0	25	48
BOS - Kenosha CoC	89	0	0	0	99	188
BOS - Lakeshore CoC	118	0	0	0	67	185
BOS - North Central CoC	175	0	2	0	39	216
BOS - Northeast CoC	90	0	3	0	37	130
BOS - Northwest CoC	79	0	16	0	62	157
BOS - N*Wish CoC	81	0	3	0	49	133
BOS - Ozaukee	17	0	0	0	0	17
BOS - Rock Walworth CoC	210	114	50	0	257	631
BOS - Southwest CoC	122	0	0	0	61	183
BOS - Washington CoC	67	0	0	0	15	82
BOS - Waukesha CoC	155	94	11	7	43	310

**Table 44 - Facilities Targeted to Homeless Persons by Local CoC**

Local CoC	Emergency Shelter Beds	Permanent Supportive Housing Beds	Rapid Re-Housing Beds	Safe Haven Beds	Transitional Housing Beds	Grand Total
BOS - West Central CoC	144	0	2	0	89	235
BOS - Dairyland CoC	182	0	21	0	108	311
BOS - WinnebagoLand CoC	229	0	24	0	79	332
Racine CoC	193	126	0	0	112	431
Milwaukee CoC	740	1447	31	43	795	3056
Dane CoC	443	1025	0	14	314	1796
Totals	4046	3005	222	64	3042	10379

**Table 45 - Facilities Targeted to Homeless Persons by Local CoC (CONTINUED)**

**List and describe services and facilities that meet the needs of homeless persons**

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

There are several types of programs dedicated to ending homelessness in Wisconsin. Providers were asked to rank program types in the DOH online public survey. The results are shown below, from highest priority to lowest priority.

1. Provide rapid re-housing assistance to those experiencing homelessness
1. Provide short term rental assistance to those at risk of homelessness
1. Provide transitional housing and services
1. Provide funding for emergency shelters
1. Expand permanent supportive housing
1. Provide street outreach

Emergency shelters provide physical shelter to homeless individuals and may consist of brick and mortar shelters, temporary shelters, or motel voucher programs. Many different types of shelters exist, from family shelters, to single men's shelters. Shelters differ widely in the amount of services offered, with some providing case management and supportive services aimed at getting homeless households housed, and others only providing a bed and a meal. Motel vouchers are used when shelters are full, or in communities that lack a fixed shelter. Shelters are often the first physical point of entry into the homeless service system. In the past 5 years

Safe Havens provide temporary shelter and services to clients with active mental illness. Participants typically come from the streets and represent the most hard to reach population. There are four safe havens in Wisconsin, located in Dane, Waukesha, and Milwaukee counties.

Street outreach programs make contact and build relationships with homeless persons on the street. These programs help unsheltered homeless persons connect to resources and enter safe and appropriate shelter and housing.

Homeless prevention programs seek to keep those facing an eviction housed. This is important in order to keep individuals and families from becoming homeless in the first place. Once households have an eviction on their record, it becomes more difficult for them to find a landlord willing to rent to them. Homeless prevention also helps households avoid the potential trauma and upheaval associated with an episode of homelessness. As with other types of prevention programs, there is some concern that funds could be spent on those who would never have become homeless, with or without the prevention assistance. In order to use prevention funds most efficiently, it is important that they are targeted towards households with the greatest need, who would actually become homeless without prevention assistance.

#### **List and describe services and facilities that meet the needs of homeless persons (CONTINUED)**

Rapid re-housing focuses on quickly moving households out of homelessness and into permanent housing in the private market. It often involves services to help the household search for and locate affordable housing, and a short to medium term rental voucher to help stabilize the household. HUD has recently emphasized rapid re-housing as an effective practice in reducing homelessness among families. Rapid re-housing has faced opposition in Wisconsin, due to the difficulty of restructuring existing programs and questions about program effectiveness. The ESG program recently required each grantee to have at least one rapid re-housing program as a condition of receiving dollars and encourages grantees to put increasing amounts of funding into rapid re-housing programs. Though this change is not yet reflected in the data above (the data was captured for calendar year 2013), it is likely that 2014 data will contain a larger number of rapid re-housing beds.

In the Division of Housing's online public survey, providers were asked to list the barriers that their community faces in implementing rapid re-housing. Eighty two respondents listed a lack of affordable housing or a lack of landlords willing to accept clients with barriers as hindering rapid re-housing programs. These responses point to a need for increased landlord education. Homeless service providers must establish relationships with local landlords to ensure the success of rapid re-housing programs. Providers also listed a lack of funds, and specifically, a lack of funds for staff and supportive services as hindering rapid re-housing programs.

Transitional Housing Programs are designed to provide a structured stay combined with services and case management for up to 24 months. HUD has encouraged providers to shift resources from transitional housing to rapid re-housing and permanent supportive housing as part of a system wide housing first approach. Wisconsin providers as a whole still have a large number of transitional housing beds, but have also created several new rapid re-housing programs in the past five years.

Permanent Supportive Housing provides housing and services designed to allow formerly homeless persons to increase their stability and skillset. It is targeted towards people who face barriers to permanent housing, such as a serious mental illness, substance abuse disorder, or chronic medical problems. National research shows that permanent supportive housing is a cost effective intervention for the chronically homeless population. Wisconsin does not currently have enough permanent supportive housing capacity to serve all chronically homeless persons. Many local Continua of Care do not have any permanent supportive housing, but have a large chronically homeless population. Without permanent supportive housing, it is likely that chronic homelessness will continue.

In the online public survey, providers were asked to list barriers to the implementation of permanent supportive housing. The largest number of responses pointed to a lack of funding as the largest barrier to permanent supportive housing. In addition, respondents indicated that community opposition and misconceptions about the homeless population has limited local funding and siting of permanent supportive housing.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream services are essential in moving individuals and families out of homelessness. A variety of mainstream services are available to Wisconsin residents, such as Medicaid, SSI, SSDI, SNAP, WIC, Federal-State Unemployment, Public Housing, Section 8, TANF, SCHIP (Badgercare), DVR, and Job Center services. Homeless service providers refer clients to mainstream services based on their needs. Homeless persons must qualify based on their income, disability status, and family composition. Representatives from state agencies involved in the provision of these services meet quarterly for Interagency Council meetings to ensure that services are coordinated in a way that best serves homeless persons in Wisconsin.

The PATH program provides funds to agencies for the purpose of outreach and providing mental health services to homeless persons with mental illness. A number of mental health services may be provided, including screening and diagnosis, community mental health, case management, alcohol and drug treatment, habilitation and rehabilitation, supportive and supervisory services in residential settings, and referral to other services such as health care. Wisconsin has eight PATH providers, located in areas which have a large population of homeless and persons with mental illness.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Because of text limit constraints the response to this question has been moved to follow the previous table on this section.

## MA-35 Special Needs Facilities and Services – 91.310(c)

### Introduction

This section describes, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	128
ST or TH facilities	0
PH placement	0

**Table 46 – HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### Table description

This table shows the number and type of units available for people with HIV/AIDS and their families in Wisconsin. This data was gathered from HOPWA Consolidated Annual Performance and Evaluation Report (CAPER). The table shows that whereas 128 persons living with HIV/AIDS receive STRMU assistance.

Type of HOPWA Assistance:

- TBRA – Tenant-Based Rental Assistance (TBRA) units designated or available for people with HIV/AIDS and their families
- PH in facilities – Permanent Housing units in facilities designated or available for people with HIV/AIDS and their families.
- STRMU – Short-term, rent, mortgage, and utility assistance designated or available for people with HIV/AIDS and their families.
- PH placement – Permanent Housing placements are made for people with HIV/AIDS and their families.
- STRMU – Short-term, rent, mortgage, and utility assistance designated or available for people with HIV/AIDS and their families.
- PH placement – Permanent Housing placements are made for people with HIV/AIDS and their families.



## **HOPWA Assistance Baseline Table**

This table shows the number and type of units available for people with HIV/AIDS and their families in Wisconsin. This data was gathered from HOPWA Consolidated Annual Performance and Evaluation Report (CAPER) and the HOPWA Beneficiary Verification Worksheet. The table shows that 128 persons living with HIV/AIDS received STRMU assistance.

### **To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Because of text limit constraints the responses to questions in this section have been moved to an appendix.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Because of text limit constraints the responses to questions in this section have been moved to an appendix.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Because of text limit constraints the responses to questions in this section have been moved to an appendix.

### **For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Because of text limit constraints the responses to questions in this section have been moved to an appendix.

## **MA-40 Barriers to Affordable Housing – 91.310(d)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing varies widely throughout the State and is typically affected by local policies over which the state has little control. Wisconsin’s tradition of “home rule”, embodied in the State Constitution, means that municipalities control most zoning and land use decisions (the siting of community residential facilities and environmental regulations are exceptions). The concern is that “home rule” allows communities to use ordinances to keep affordable and multifamily housing—frequently the routes by which lower-income, often minority, households enter a community—from being developed.

In addition, the use of impact fees for new development raises the cost of new housing and increases the value of existing housing, thus generally reducing affordability. For example, a number of communities in Wisconsin, particularly in suburban areas around larger cities, impose impact fees on new residential development in the effort to cover broad-based costs for improvements and public facilities that can (potentially) slow down a boom in new housing starts. The State Legislature, in 1994, passed an act to develop more regularity in impact fees across its communities, with an allowance made for communities to waive impact fees for low-income housing. Other steps have been taken as well in fast-growth areas, such as increasing lot sizes and setbacks and establishing minimum square foot requirements for new residences. The state’s “home rule” provisions mean that zoning ordinances are left to the judgment of local governments. The net effect of these local actions could make housing more expensive than might be the case without the new fees and regulations.

An extended analysis of the impact of state laws and regulations upon affordable and fair housing in Wisconsin can be found in DOH’s Analysis of Impediments to Fair Housing Choice. Topics covered that may include analysis of the effects of public policies on affordable housing include:

- Local Land-Use Regulations
- Blighted area, urban redevelopment, and urban renewal laws
- Local housing authority laws
- Comprehensive planning laws
- Tax incremental financing laws
- Zoning laws
- Impact Fees
- WHEDA statewide tax deferral and abatement programsProperty tax deferral programHomestead creditSupplement to the federal historic rehabilitation credit



## MA-45 Non-Housing Community Development Assets -91.315(f)

### Introduction

This section analyzes Wisconsin’s non-housing community development and economic development needs. Measuring Wisconsin’s economic conditions is difficult as many of the state’s economic characteristics – for example, HUD’s categories: business by sector, labor force, occupations by sector, and educational attainment – vary by geographical region.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	70,734	20,524	2	2	0
Arts, Entertainment, Accommodations	237,538	108,694	8	12	4
Construction	165,937	40,730	6	4	-2
Education and Health Care Services	639,732	135,787	22	15	-7
Finance, Insurance, and Real Estate	180,467	46,086	6	5	-1
Information	53,867	13,557	2	1	-1
Manufacturing	530,612	243,102	19	27	8
Other Services	116,373	33,171	4	4	0
Professional, Scientific, Management Services	223,502	39,233	8	4	-4
Public Administration	100,287	10	4	0	-4
Retail Trade	327,344	133,985	11	15	4
Transportation and Warehousing	130,954	45,592	5	5	0
Wholesale Trade	82,578	50,445	3	6	3
Total	2,859,925	910,916	--	--	--

Table 47- Business Activity

Alternate Data Source Name:  
2007-2011 American Community Survey  
Data Source Comments:

### **Table description**

The above table provides data regarding the major employment sectors of Wisconsin. The data was prepopulated by HUD, and contains errors in the “Number of Jobs, Share of Jobs, and Jobs Less Workers” columns. The data in the “Number of Workers” and “Share of Workers” columns is correct, and was populated by the Division of Housing using the 2007-2011 American Community Survey.

### **Community Development Regions**

For the sake of analyzing data in this Non-Housing Community Development Assets Market Analysis section, the Division of Housing has divided Wisconsin’s CDBG program into six geographical regions, which are: Central, Northeastern, North, South Central, Southeastern, and Western. The CDBG-ED program does not use a regional approach like the CDBG-Housing regions. However this Consolidated Plan divided state data into regions to better organize community development and economic development data. This approach allows for an analysis of data specific to the State of Wisconsin as well as data specific to Wisconsin’s different geographical regions. Note that entitlement counties (Dane, Waukesha, and Milwaukee Counties) and cities (Appleton, Beloit, Eau Claire, Fond Du Lac, Green Bay, Janesville, Kenosha, La Crosse, Madison, Milwaukee, Neenah, Oshkosh, Racine, Sheboygan, Superior, Waukesha, Wausau, Wauwatosa, West Allis) are not included in this data. The map below shows

the borders of these geographical regions.



**Community Development Regions**

**Note:**

Note: Entitlement counties (Dane County, Milwaukee County, and Waukesha County) and cities (Appleton, Beloit, Eau Claire, Fond Du Lac, Green Bay, Janesville, Kenosha, La Crosse, Madison, Milwaukee, Neenah, Oshkosh, Racine, Sheboygan, Superior, Waukesha, Wausau, Wauwatosa,

West Allis) are not included.

**Labor Force**

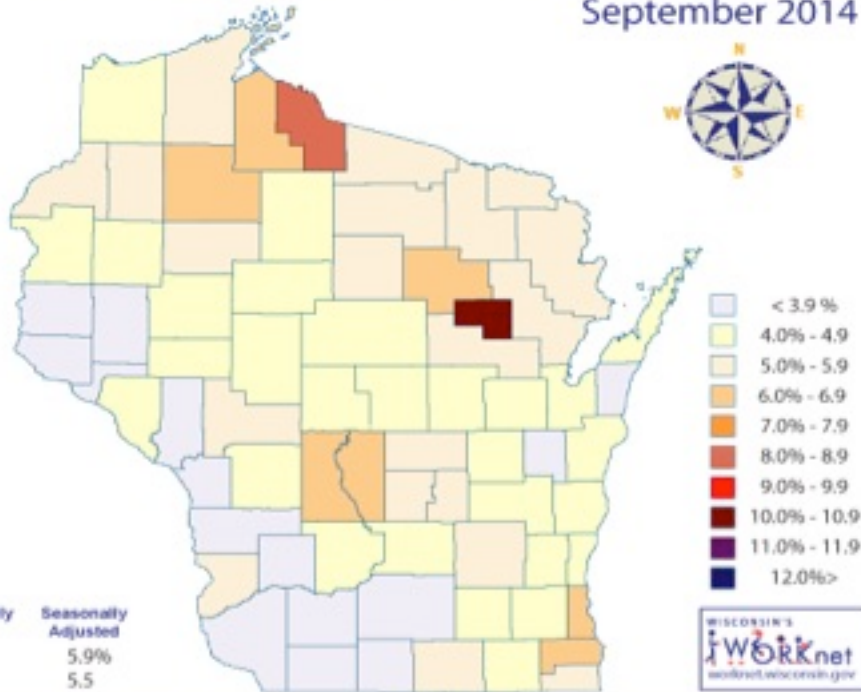
The map below presents the state’s unemployment rates by counties as opposed to the previous regional grouping. This county unemployment

map shows that the North region has six of the state's top ten counties with the highest rate of unemployment.



# Wisconsin County Unemployment Rates

September 2014



	Not-Seasonally Adjusted	Seasonally Adjusted
US	5.7%	5.9%
WI	4.7	5.5



Not-Seasonally Adjusted Unemployment Rates for Wisconsin Counties

St. Croix	3.1%	Buffalo	4.1%	Douglas	4.7%	Bayfield	5.6%
Pierce	3.2	Chippewa	4.1	Manitowoc	4.7	Lincoln	5.6
Dane	3.3	Columbia	4.1	Monroe	4.7	Marinette	5.6
Iowa	3.3	Portage	4.1	Jefferson	4.8	Marquette	5.7
Pepin	3.3	Brown	4.2	Wood	4.8	Burnett	5.8
Calumet	3.5	Sauk	4.2	Door	4.9	Forest	5.8
Lafayette	3.5	Waukesha	4.2	Waupaca	4.9	Kenosha	5.8
Trempealeau	3.5	Clark	4.3	Crawford	5.0	Florence	5.9
La Crosse	3.6	Washington	4.3	Dodge	5.0	Vilas	5.9
Dunn	3.8	Fond du Lac	4.4	Shawano	5.0	Juneau	6.0
Grant	3.8	Marathon	4.4	Washburn	5.0	Racine	6.1
Kewaunee	3.8	Outagamie	4.4	Green Lake	5.2	Adams	6.3
Green	3.9	Price	4.4	Oconto	5.2	Ashland	6.3
Richland	3.9	Winnebago	4.4	Jackson	5.3	Milwaukee	6.3
Vernon	3.9	Barron	4.5	Waushara	5.4	Sawyer	6.3
Eau Claire	4.0	Polk	4.5	Oneida	5.5	Langlade	6.4
Ozaukee	4.0	Taylor	4.5	Rock	5.5	Iron	8.1
Sheboygan	4.0	Walworth	4.6	Rusk	5.5	Menominee	10.5

**Wisconsin County Unemployment Rates**

## Labor Force

Total Population in the Civilian Labor Force	1,650,455
Civilian Employed Population 16 years and over	1,543,876
Unemployment Rate	6.46
Unemployment Rate for Ages 16-24	18.18
Unemployment Rate for Ages 25-65	4.50

**Table 48 - Labor Force**

Data Source: 2007-2011 ACS

	State	Central	North-eastern	North	South Central	Southeastern	Western
Total Population	1,648,864	254,499	479,635	220,207	194,150	1,232,749	409,505
Employed Population 16 years and over	1,549,762	235,941	449,661	203,233	179,932	1,133,379	384,261
Unemployment Rate	7.14%	7.29%	6.25%	7.71%	7.32%	8.06%	6.16%
Unemployment Rate for Ages 16-24	20.06%	20.90%	17.38%	21.17%	20.49%	22.17%	16.29%
Unemployment Rate for Ages 25-65	4.95%	4.89%	4.43%	5.23%	5.24%	5.52%	4.36%
Unemployment Rate for Over Age 65	.75%	.99%	.66%	.65%	.77%	.83%	.59%

**Table 49 - Civilian Labor Force by Region**

### Table description

The above table offers a snapshot of unemployment rates in the non-entitlement areas of Wisconsin as self-reported by the 2007-2011 American Community Survey. It is important to note that this survey data encompasses a five year period, and therefore does not provide a full picture of the volatility of the unemployment rate. Wisconsin's highest unemployment rate during this period was 9.2% in June 2009. The current (November 2014) Wisconsin unemployment rate is 5.2%. Though this unemployment rate is lower than the current national average of 5.8%, some regions have shown trends of higher unemployment than the state and the nation as a whole. It should be noted that, according to the U.S. Bureau of Labor Statistics, the quarterly unemployment rate was 11.1 % for people with disabilities compared to 5.2% for workers without disabilities for the fourth quarter of 2014. This shows that people with disabilities disproportionately experience unemployment compared to people without disabilities.

**Note: please see Travel Time tables for further consideration of analysis.**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	307,571
Farming, fisheries and forestry occupations	53,875
Service	159,609
Sales and office	360,287
Construction, extraction, maintenance and repair	166,046
Production, transportation and material moving	130,961

**Table 50 – Occupations by Sector**

Data Source: 2007-2011 ACS

<b>Sector</b>	<b>State</b>	<b>Central</b>	<b>North Eastern</b>	<b>North</b>	<b>South Central</b>	<b>Southeastern</b>	<b>Western</b>
Management, business and financial	614,031	41,698	88,854	34,826	32,817	254,826	75,825
Farming, fisheries and forestry occupations	110,322	8,853	16,161	6,538	6,254	47,085	13,968
Service	298,087	26,559	47,518	23,954	19,220	113,600	43,041
Sales and office	692,551	55,360	110,021	44,300	43,667	287,022	87,676
Construction, extraction, maintenance and repair	249,956	24,260	40,200	25,470	19,911	85,109	39,238
Production, transportation and material moving	132,743	19,835	36,545	18,611	15,357	77,162	31,374

**Table 51 - Occupations by Sector and by Region**

**Table description**

The above table shows the distribution of workers within specific occupations in Wisconsin.

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	1,038,395	72%
30-59 Minutes	324,523	22%
60 or More Minutes	80,287	6%
<b>Total</b>	<b>1,443,205</b>	<b>100%</b>

**Table 52 - Travel Time**

Data Source: 2007-2011 ACS

	State	Central	North-eastern	North	South Central	Southeastern	Western
Total Population	2,692,677	221,061	425,726	188,210	425,261	1,075,608	356,811
<30 Minutes	1,991,092	169,386	346,159	141,724	314,796	759,290	259,737
30-59 Minutes	576,945	40,870	65,481	35,995	92,283	266,059	76,257
60 or More Minutes	124,640	10,805	14,086	10,491	18,182	50,259	20,817

**Table 53 - Travel Time by Region**

**Table description**

The above table shows travel times in different regions of the state. The Northeastern region of the state has the biggest population of workers that commute the shortest distances to work. Stakeholders report that transportation access is a barrier to employment for the underemployed and unemployed in both rural and urban areas.

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	130,864	21,530	83,147
High school graduate (includes equivalency)	693,295	57,086	184,208
Some college or Associate's degree	786,161	48,545	149,984
Bachelor's degree or higher	721,929	21,520	102,983

**Table 54 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**  
2007-2011 American Community Survey  
**Data Source Comments:**

**Table description**

The above table shows employment by educational attainment. Regional data followed the same trend as the state data, and was therefore not included.

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	8,744	16,193	17,337	30,830	69,555
9th to 12th grade, no diploma	63,689	44,875	42,943	83,368	79,362

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	178,976	188,490	209,745	536,740	334,161
Some college, no degree	228,640	168,543	168,543	338,106	122,084
Associate's degree	24,605	78,255	84,068	154,578	27,440
Bachelor's degree	47,415	161,266	154,660	256,014	79,063
Graduate or professional degree	2,663	53,264	73,055	149,285	55,362

**Table 55 - Educational Attainment by Age**

**Alternate Data Source Name:**  
2007-2011 American Community Survey  
**Data Source Comments:**

**Table description**

The above table shows Educational Attainment by Age in Wisconsin. Regional Data is shown in the following pie charts.

Region	Percentage of Total Degrees	Per Capita Income
South Central	6%	42,368
Southeastern	48%	42,068
Northeastern	17%	38,965
Central	8%	35,731
Western	14%	35,246
Northern	7%	33,741

**Table 56 - Percentage of Wisconsin's Total Degrees by Region**

**Table Description**

The above chart shows the percentage of degrees obtained in each region and its corresponding per capita income.

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,778
High school graduate (includes equivalency)	28,803
Some college or Associate's degree	33,770
Bachelor's degree	46,161
Graduate or professional degree	59,944

**Table 57 – Median Earnings in the Past 12 Months**

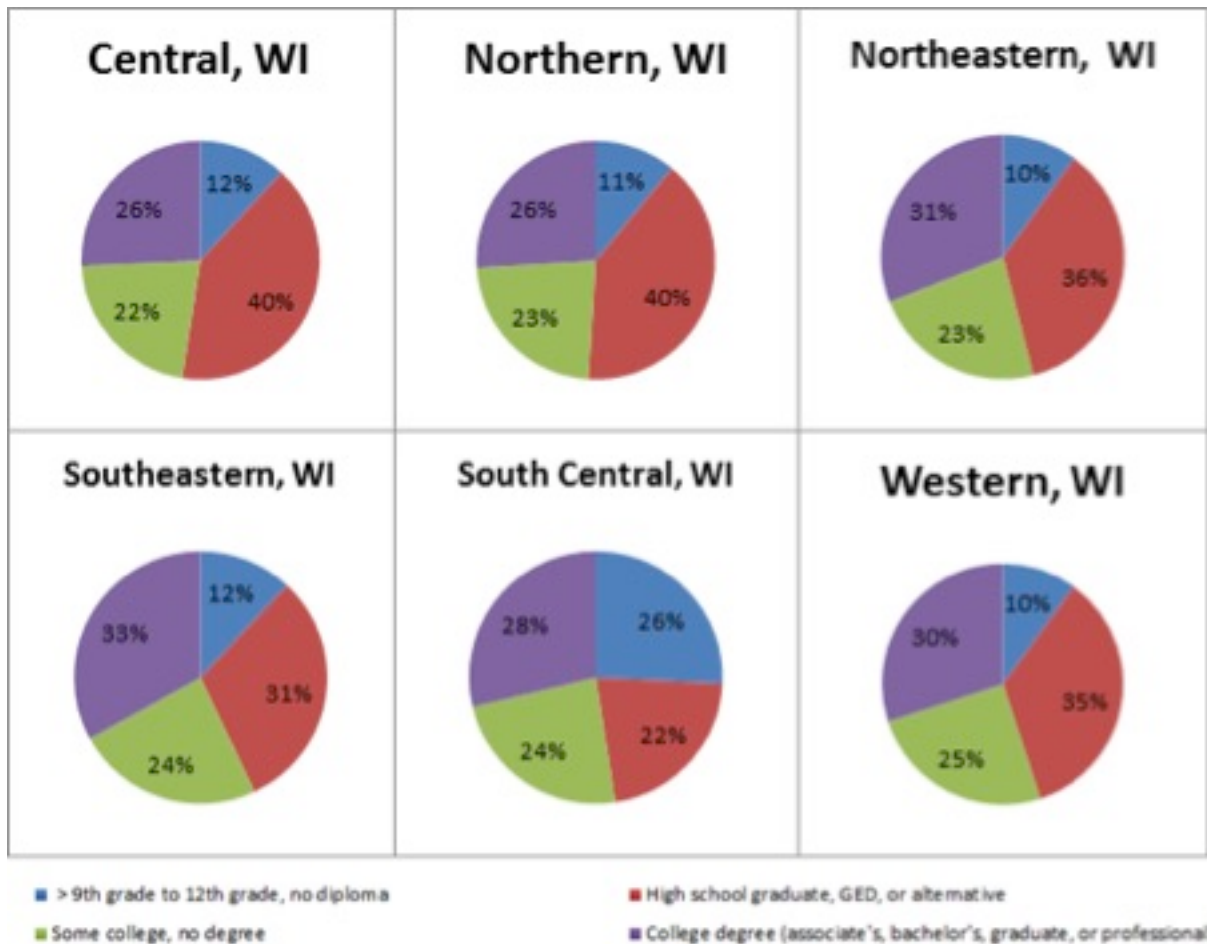
Alternate Data Source Name:  
 2007-2011 American Community Survey  
 Data Source Comments:

**Table description**

The above table shows median earnings by educational attainment for Wisconsin.

**Educational Attainment by Region**

In all regions except for South Central, 30 - 40% of the labor force has a high school diploma or an equivalent degree. In all regions, at least 50% of the labor force has some college or a post-secondary degree. Industries are reporting that there is a lack of education for jobs that they have available. Another concern of some residents is that workers who have the educational capacity to perform specific job tasks are not being provided with the necessary training opportunities.



**Educational Attainment by Region**

**Based on the Business Activity table above, what are the major employment sectors within the state?**

The three leading employment sectors for the State of Wisconsin are Education and Health Care Services, Manufacturing, and Retail Trade. These three sectors employ a combined 52% of the Wisconsin labor force. The Information sector is the smallest.

**Describe the workforce and infrastructure needs of business in the state.**

The state's skilled industries report workforce deficits. Though it is unclear whether these deficits are due to a skills gap (in either quantity and/or quality) or other factors, Wisconsin's work force may need to adapt to changing demands. According to the Department of Workforce Development (DWD), employers from every industry and key occupation consistently say they are looking for skilled workers. Skilled workers are at a premium and, consequently, employers aggressively recruit talent from the same labor pool. More employers have indicated that they are adopting incumbent worker training programs to "up-skill" their existing workforce. Others are implementing retention programs to retain skilled workers. Still, many employers continue to express frustration over challenges associated with the recruitment and retention of workers who have the skills needed to fill openings. This challenge will become greater as Boomers age and retire and the labor force participation rate continues to trend lower. This situation was not unexpected. The trends were visible in the late 1970s and were beginning to be felt the late 1990s. Two recessions alleviated the confluence, but now fifteen years later, the Boomers are leaving the workforce in larger numbers (e.g. first Boomers were born in 1946 and turned 65 in 2011). Our projections for Wisconsin's workforce show essentially no growth by 2030 – fifteen years from now. The sheer size of the Boomers segment will overtake population growth (natural or migration) in the upper Midwest in the foreseeable future. One response by employers has been to recruit as many workers as possible, including those with skills other than those the employer needs, and train them to their individual maximum potential. While this addresses the near term it is expensive.

Some state and private agencies report that transportation is a growing need, and is cited as a barrier to reaching full employment. Data from the American Census Survey shows no evidence that travel times have increased in 2007-2011 data, but data does show that regional job growth has expanded in some areas while declining in others. On average, 16-25% of workers travel 30-59 minutes to work while 3-6% travel over 60 minutes to work. Individuals with lower incomes have disproportionate transportation needs, it is therefore important that barriers to transportation be addressed so that workers have access to employment centers. Studies have shown that improvements to infrastructure have a direct correlation to job growth. People experiencing housing vulnerability, for example veterans, victims of domestic abuse, and persons with disabilities, need of supportive services to increase the feasibility of attaining and keeping employment.

The Division of Housing conducted an online public survey in which residents expressed a desire for DOH to "support projects that attract new jobs and create jobs by expanding businesses." The results also showed that there is a desire for "community development funds to be directed towards spurring



new investment.” A large portion of participants mentioned a need for more jobs, emphasizing a need for jobs that paid a living wage.

CDBG-CLOSE funds may be used for:

1. Public Facilities;
2. Economic Development projects;
3. Public Facilities for Economic Development projects;
4. Planning projects
5. Broadband/high speed internet access for low and moderate income (LMI) residents.
6. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents.
7. Public services.

**Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The state’s workforce is not meeting the rapid growth of needs in the skilled job market because either skills are not adapting or this is due to other barriers. Worker income tends to rise with educational attainment. While growth is needed in some areas to increase employment opportunities, educational outcomes may need to be improved so that workers have the skills and degrees needed to apply for higher income jobs. For the most part, the regions with the lowest rates of high school and college graduates also have the lowest per capita income and highest amount of unemployment and/or poverty. Many skilled workers are aging out of the workforce and industry data shows that these positions are difficult for employers to replace.

Helping low-income entrepreneurs in the development of very small businesses, or microenterprises, is a strategy for combating poverty and promoting economic development in across the State of Wisconsin. A microenterprise is a commercial enterprise with five or fewer employees (including the owner of the business) where the owners are working toward developing a business. The owner family’s income must be in the low to moderate range. The Microenterprise Program can provide financial and technical assistance, training and general support services such as childcare and transportation to the owner. According to the Corporation for Enterprise Development, “Microenterprise ownership increases income for poor households, helps those families and individuals move out of poverty and off of public assistance, and helps them build both business equity and personal assets over time.” Research and analysis conducted by the Aspen Institute has concluded that microentrepreneurs create jobs not only for themselves, but for others as well, making microenterprise development an important and cost-effective tool, especially for more disadvantaged communities. Microenterprises require access to credit to meet a variety of business needs, including: working capital, purchase of supplies, inventory, or equipment as well as debt refinancing.

Microenterprise revolving loan funds are an important tool for filling the gaps in private capital markets. They meet the demand for micro business loans in under-served urban and rural markets across the state by financing businesses that do not qualify for conventional bank loans. Low-income business owners may find it difficult to get approved for conventional business loans because of a perception that their ventures are too high risk. Yet microenterprise development can be a cost-efficient to support the local economy and the majority of microenterprise development loan funds have been shown to have reasonably low default rates. The Division of Housing recognizes that microenterprises are an important part of the state's economy, and microenterprise revolving loan funds are an appropriate and effective way of supporting them. During 2015, a revolving loan fund microenterprise program will be developed by the Division of Housing.

### **How do the skills and education of the current workforce correspond to employment opportunities in the state?**

According to the Department of Workforce Development (DWD), some employers are saying that the lack of skilled workers is constraining their ability to increase business or market share. They are also "modernizing", e.g. buying the latest technology, to automate operations and reduce operating costs to stay competitive while supplanting the dependency upon skilled workers. This approach often brings new labor issues, i.e. finding technology fluent employees or matching existing workforce with technology requirements. This is not a new phenomenon, but the speed of technological advancement coupled with the slowing growth of the workforce has combined to make it an acute problem in certain regions and industry sectors.

A skills gap has been reported by some stakeholders as hindering efforts to hire new workers and expand businesses. Job training and apprentice programs work to educate new workers, but the need exceeds the availability. However, some agencies that serve populations experiencing unemployment are located in areas that are not within reasonable travel distances for those without access to transportation. The Office of Economic Advisors (OEA) reported on the "Outlook for Wisconsin's Workforce" in June 2014, they found that the five most common job openings (meaning both turnovers and new jobs created) are: cashiers, food preparation and serving, retail salespersons, waiters and waitresses, and registered nurses. The five most common job openings reported by Wisconsin Job Centers are: customer service representatives, production workers, personal care aides, registered nurses, and food preparation and serving workers. The five most challenging positions to fill, according to the OEA report, are: food preparation and serving workers, registered nurses, customer service representatives, heavy truck drivers, and nursing aides. The report also noted that Manufacturing Occupations were in high demand in Wisconsin, but particularly in Northeastern Wisconsin. A variety of education and/or training is required for these occupations, however according to an analysis of 18,000 jobs profiled from 2006-2010 ACXT JobPro Database, essential skills identified statewide are: locating information, reading for information, applied mathematics, workplace observation, teamwork, writing, applied technology, listening, and business writing.

Workforce strategists are now adopting "demand-driven" models to enable employers to direct targeted education and training initiatives. An example would be Governor Walker's Wisconsin Fast Forward initiative, where employers, educators and workforce partners define training programs and apply for state grants to develop and deliver training to unemployed, under-employed or incumbent workers. Employers are actively collaborating to access or develop the skilled talent required to sustain and grow their business. Initial success with the initiative has led to the Governor's \$35.4 million expansion of the program as part of his Blueprint for Prosperity initiative to include school-to-work programs for high school pupils, programs supporting the employment of persons with disabilities, and efforts to address Wisconsin Technical College wait lists.

**Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

Wisconsin has workforce training initiatives sponsored through programs administered by the Department of Workforce Development (DWD), the University of Wisconsin system, and the Workforce Investment Board. These programs increase workers' skills and assist in strengthening the state's economy. Improved skill sets, industry growth, and worker retention are critical to developing strong communities.

In accordance with statewide goals, DWD has initiated training programs that assist people vulnerable to unemployment. The Wisconsin Youth Apprenticeship program, which is a part of the statewide School-to-Work initiative, is designed for high school students who want hands on learning in an occupational area at a worksite to acquire job skills that prepare them for employment while still earning their high school diplomas. DWD works with other agencies that focus on special needs populations to increase employment prospects for those groups. In conjunction with the Department of Veteran Affairs, DWD offers several workforce opportunities for veterans: training, financial assistance with licensure, and encouraging employment by the private sector. The Department of Vocational Rehabilitation offers the Wisconsin Promise, Blueprint for Prosperity, and other grant programs to help train persons with disabilities giving them the necessary skills for employment. Apprenticeship programs that cater to low income workers are also provided. These programs are just a handful of the programs that exist alongside and under the Wisconsin Fast Forward initiative, aimed at increasing workforce development, signed into law by Governor Scott Walker.

**Describe any other state efforts to support economic growth.**

- New Markets Tax Credits, distributed by the Wisconsin Housing and Economic Development Authority (WHEDA), serve as a resource to help fuel job creation and economic development efforts by promoting equity investment in low-income urban and rural communities.
- In July 2014, the Historic Tax Preservation credit was reinstated and doubled, allowing for additional financial assistance to entities willing to utilize historic areas throughout the state for their business endeavors.

- Grants to increase the Science, Technology, Engineering, and Mathematics program (STEM) in K-12 education have been increased.
- Increased focus on improving major transportation routes throughout major employment sectors.
- Providing subsidies to low-income populations to gain access to broadband services.
- Governor’s Council on Domestic Abuse created to assist in the prevention of domestic violence and the consequences stemming from it to better serve the employment needs of survivors.
- Through initiatives put forth by the Department of Natural Resources (DNR), the state offers the Safe Drinking Water Loan Program (SDWLP) and Clean Water Fund Program (CWFP). A small portion of the loan awards are principal forgiveness loans and do not have to be repaid. These programs help prevent the serious health and environmental hazards that lead to health problems that keep people out of work.
- The Department of Veteran’s Assistance offers the Veterans Housing Program which provides job training.
- Wisconsin Economic Development Corporation (WEDC) provides programs such as Capital Catalyst, Seed Accelerator, Special Project Loan Fund and the Business Opportunity Loan Fund helping establish gap financing to entrepreneurs and businesses that are looking to invest.
- The following programs are offered by the Department of Workforce Development (DWD):
- **Federal Workforce Investment Act (WIA):** This program provides funding in three categories, Adult, Dislocated Worker, and Youth. The Adult and Youth programs focus on low income customers and, for those deemed eligible, funds can provide training and employment assistance to get customers employed or re-employed.
- As of July 2015, this initiative will be superseded by the newly passed Federal Workforce Innovation and Opportunity Act (WIOA). According to the Department of Labor’s website, “WIOA is designed to help job seekers access employment, education, training, and support services to succeed in the labor market and to match employers with the skilled workers they need to compete in the global economy.”
- **Federal Wagner Peyser Act:** A primary function is to support the public labor exchange to match job seekers and employers. Staff provide a wide range of job seeking assistance including: helping with resumes, helping with interview skills, referral to other services, and providing intake services to determine programs for which they may qualify.
- **Job Centers:** In conjunction with the Department of Workforce Development, a variety of employment and training agencies come together to provide coordinated services to a wide range of job seekers and employers.

## Discussion

The programs enacted by the state show great promise, but focus may need to be redirected to areas that perform below the baseline for maximum growth/economic potential. Transportation, skills improvement and education, and other factors that may be limiting job hiring need to be explored to

determine their impact on the economic/community development needs of the state. Education, income, and employment gaps are widening in Wisconsin's rural areas.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

This Consolidated Plan is for a state grantee. Wisconsin has multiple and varying housing and non-housing challenges, which vary from region to region. Projects and activities funded through the Division of Housing's method of distribution are selected to meet local market needs and the Division of Housing's goals and strategies.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Consolidated Plan is for a state grantee. Wisconsin's diversity varies by region, and there are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others. The needs of these populations vary based on the region. The Division of Housing's methods of distribution are designed to be flexible enough to address the needs specific to each local market.

### **What are the characteristics of the market in these areas/neighborhoods?**

Not applicable.

### **Are there any community assets in these areas/neighborhoods?**

Not applicable.

### **Are there other strategic opportunities in any of these areas?**

Not applicable.

### **Disaster Recovery Needs**

In 2008, Wisconsin experienced severe storms, tornadoes, and flooding. In response to these events, Congress appropriated CDBG Disaster Recovery Funds to affected states. These funds have been used in Wisconsin to meet housing, business, and infrastructure needs caused by the disasters. The Division of Housing estimates that 20 housing units and 14 public facility/infrastructure projects are still in need of CDBG-DR assistance. Extensive information about disaster recovery needs can be found in the CDBG-DR Action Plans on the Department of Administration Division of Housing website.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

#### Strategic Plan Overview

The Division of Housing 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 over \$45 million annually.

It is the Division of Housing's mission to assist Wisconsin governments, businesses, and non-profit agencies to build and sustain quality communities and create economic opportunities by facilitating locally driven solutions to develop and improve community infrastructure, address affordable housing and homeless needs, and foster economic growth and job creation and retention.

The Division of Housing has identified five high priority needs for the State of Wisconsin:

- Affordable Housing: fund the construction and rehabilitation of affordable housing, and provide rental and down payment assistance to lower income households.
- Homelessness: provide funding for emergency shelter, street outreach, prevention, and rapid re-housing.
- Special Needs Assistance: assist persons experiencing homelessness, special needs populations, and persons with HIV/AIDS.
- Community Development: address community development needs such as the need for public facilities and planning grants.
- Economic Development: address economic development needs through economic development loans and job training.

The Division of Housing has identified 12 goals for the State of Wisconsin:

- Rehabilitate Owner Occupied Housing
- Rehabilitate Rental Housing
- Build New Rental Housing

- Provide Down Payment Assistance for Homebuyers
- Provide Tenant-Based Rental Assistance for Homeless or Special Needs Populations
- Provide Assistance to Those Experiencing Homelessness or at Risk of Homelessness
- Assist Communities with Public Facilities Projects
- Create and Retain Jobs through Economic Development Assistance and Job Training
- Increase Housing Options for Persons Living with HIV/AIDS
- Increase Access to Benefits for those Living with Mental Health Issues
- Assist Communities with Local Planning
- Special Projects



## SP-10 Geographic Priorities – 91.315(a)(1)

### Geographic Area

Table 58 - Geographic Priority Areas

#### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

#### General Allocation Priorities

CDBG: The Division of Energy, Housing and Community Resources 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 that will have a positive impact on low- and moderate-income persons receiving priority. 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: The Division of Energy, Housing and Community Resources 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, the Division of Energy, Housing and Community Resources, and the cities of Madison, Milwaukee, and Racine receive ESG funds directly from HUD. DOH ESG funds are awarded on a formula basis to regional entities throughout the state using indicators of poverty and homelessness.

HOPWA: The Division of Energy, Housing and Community Resources ensures, currently through its contract with Aids Resource Center of Wisconsin (ARCW), full coverage in the 66 counties in DEHCR's HOPWA area.

HTF: The Wisconsin Housing and Economic Development Authority, Wisconsin's designated agency to administer HTF funds, will ensure statewide eligibility for funding and that funds are awarded on a competitive basis based on a unifying set of criteria.

## SP-25 Priority Needs – 91.315(a)(2)

### Priority Needs

Table 59 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Build New Rental Housing Provide Down Payment Assistance to Homebuyers Provide Tenant-Based Rental Assistance Rehabilitate Owner Occupied Housing Rehabilitate Rental Housing Special Projects
	<b>Description</b>	The Division of Energy, Housing and Community Resources funds affordable housing programs through CDBG Housing and HOME funding. These programs fund the construction and rehabilitation of affordable housing, and provide rental and down payment assistance to lower income households. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families.
	<b>Basis for Relative Priority</b>	Needs Assessment and Market Analysis data, public survey results, and public input have all revealed a persistent need for housing affordable to lower income households and extremely low-income households.
2	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase Access to Benefits Provide Homeless Assistance Provide Tenant-Based Rental Assistance Special Projects
	<b>Description</b>	The Division of Energy, Housing and Community Resources funds homeless assistance programs through its ESG program. This program provides funding for emergency shelter, street outreach, prevention, and rapid re-housing.
	<b>Basis for Relative Priority</b>	Data included in the Needs Assessment and Market analysis has shown that WI homelessness has increased over the past 5 years, revealing a need for investment in evidence based practices to best prevent and end homelessness.
<b>3</b>	<b>Priority Need Name</b>	Special Needs Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase Access to Benefits Increase Housing Options for Persons with HIV/AIDS Provide Tenant-Based Rental Assistance Special Projects
	<b>Description</b>	The Division of Housing funds special needs programs through its ESG and HOPWA programs. ESG assists special needs populations who are experiencing homelessness, and HOPWA assists persons with HIV/AIDS.
	<b>Basis for Relative Priority</b>	Data included in the Needs Assessment and Market analysis show a large population of elders, frail elders, persons with disabilities, persons with substance abuse disorders, and persons with HIV/AIDS. While not all persons with special needs need housing assistance, persons with special needs experience higher rates of housing problems.
4	<b>Priority Need Name</b>	Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Assist Communities with Local Planning Assist Communities with Public Facilities Projects Special Projects
	<b>Description</b>	The Division of Housing funds community development programs through its CDBG funding. These programs address community development needs such as the need for public facilities and planning grants.
	<b>Basis for Relative Priority</b>	Stakeholder and public survey feedback indicated a need for community development projects, especially in areas with aging public infrastructure.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Create Jobs Through ED Assistance and Job Training Special Projects
	<b>Description</b>	The Division of Housing funds economic development programs through CDBG funding. CDBG programs address economic development needs through economic development loans and job training.
	<b>Basis for Relative Priority</b>	Data presented in the Market Analysis, and stakeholder and public input have revealed a need for investment in economic development and job training in communities across the state.

**Narrative (Optional)**

Wisconsin encourages public and private action that will facilitate the inclusion of bicycle-oriented and pedestrian-oriented design in residential developments and mixed-use developments that include residential elements. The geographic scope of the Division of Energy, Housing and Community

Resources planning authority is limited to CDBG non-entitlement areas and all CDBG planning grants are targeted to meet a CDBG National Objective in accordance with HUD program regulations. The review and approval of local units of government comprehensive plans are performed by the Division of Intergovernmental Relations. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families.

CDBG-CLOSE provides the necessary regulatory and financial flexibility for communities to address local needs. 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). 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:

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

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.

## SP-30 Influence of Market Conditions – 91.315(b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The Division of Energy, Housing and Community Resources will use 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.
TBRA for Non-Homeless Special Needs	The Division of Energy, Housing and Community Resources will use TBRA funds in markets where there are rental housing choices for lower income special needs renters and persons experiencing homelessness, but where they are experiencing or would experience a housing cost burden and need temporary assistance with monthly payments.
New Unit Production	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. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct housing for extremely low-income families.
Rehabilitation	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. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to rehabilitate housing for extremely low-income families. Housing Rehabilitation Conversion is eligible under CDBG-CLOSE
Acquisition, including preservation	The Division of Energy, Housing and Community Resources will provide acquisition funds to grantees when demand demographics show that the project will be financially feasible.

**Table 60 – Influence of Market Conditions**

#### Table description

The above table shows population, household, and median income estimates for Wisconsin using 2007-2011 ACS data. Wisconsin's population has increased by 6% between 2000 and 2011. According to projections prepared by DOA and the University of Wisconsin Applied Population Lab, Wisconsin's population is expected to grow 5.6% between 2010 and 2020. A large percentage of this growth will



occur among those aged 65 and older, due to the aging of the baby boomer generation and increases in life expectancy.

## SP-35 Anticipated Resources - 91.315(a)(4), 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 1				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	16,701,042	17,000,000	23,976,318	57,677,360	164,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	7,600,133	1,000,000	5,000	8,605,133	34,600,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	468,812	0	0	468,812	1,800,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	3,453,944	0	100,000	3,553,944	12,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	
Housing Trust Fund	public - federal	Admin and Planning Multifamily rental new construction Multifamily rental rehab	0	0	0	0	9,013,674	The Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families utilizing HTF funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,200,000	0	0	1,200,000	4,100,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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 Multifamily rental rehab Other	10,000,000	0	0	10,000,000	0	

Table 61 - Anticipated Resources

**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 Planning, and Public Facilities for Economic Development have a 50% match requirement. The requirement to provide matching funds for Planning awards is waived for projects focusing on broadband internet expansion and CDBG Planning awards for this use may be funded up to \$75,000. CDBG Public Facilities have a requirement of \$1 in matching funds for every \$2 of CDBG funding awarded. This requirement is often satisfied using funds from local government and other state or federal agencies. Locally held Economic Development RLF's must participate under CDBG-CLOSE unless they 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.

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 Housing administers the 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, Transitional Housing Program, State Shelter Subsidy Grants, and Critical Assistance program.

HOPWA formula grants do not have matching requirements.

**If appropriate, describe publically owned land or property located within the state 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, to coordinate affordable housing resources. Members of WHEDA's staff provide advice to DEHCR's Rental Housing Development (RHD) program. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families.

## SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Wisconsin Department of Administration- Division of Housing	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	State

**Table 62 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The Division of Housing develops housing policy and offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. The Division partners with local governments and service providers, non-profit agencies, housing authorities, and developers. However, the Division is the sole lead agency responsible for the creation and implementation of this Consolidated Plan. The Division is comprised of the following three bureaus:

- The Bureau of Community Development is responsible for public infrastructure, blight elimination, and business development activities.
- The Bureau of Supportive Housing oversees homeless and special needs programs.
- The Bureau of Affordable Housing administers home purchase and rehabilitation, single family and multifamily development, and disaster recovery assistance.

The Division of Housing works directly with units of local government (UGLGs) and economic development agencies and organizations; and housing program staff work with community housing development organizations (CHDOs), nonprofit agencies, and tribal authorities. In addition, DOH encourages activities with private sector partners. The Division will continue to support and train local housing and homeless service sponsors, encourage local and regional consortia of housing and service providers, and work with intermediaries to provide technical assistance to grantee agencies.

The Division has developed a regional delivery system to distribute the portion of Wisconsin’s Community Development Block Grant (CDBG) funds dedicated to housing. This network provides funds to “Small City” jurisdictions that do not receive direct CDBG funding from HUD (“the entitlement communities”). Through this network, many administrative duties are carried out by regional administrative agencies, thus allowing local agencies to focus on priority housing projects that meet local needs.

The Division of Housing works with an established network of CHDOs in the State of Wisconsin. It has previously certified 23 organizations as part of the institutional delivery structure for developing and operating affordable housing in Wisconsin.

Recent changes to the HOME program rule have opened some gaps in CHDO institutional delivery structure. It is now much more difficult for CHDOs to enter into partnerships with private developers on LIHTC projects. These formerly strong partnerships were key for statewide affordable housing stakeholders in building additional multi-family units for a needy population.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

<b>Other</b>			
	X	X	

**Table 63 - Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

Services targeted to persons experiencing homelessness are delivered by homeless service agencies throughout the state. Many of these agencies participate in their respective Continuum of Care, which governs service provision and standards. The ESG program recently required certification by the area Continuum of Care in order to receive funding. Steps such as these are intended to encourage homeless service providers to participate in their Continuum of Care. This allows for a coordinated effort to prevent and end homelessness at the regional level.

In addition, the ESG program requires recipients to assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), mainstream services, and other federal, state, local, and private assistance available for such individuals.

DOH’s HOPWA grant funds services and housing support for persons with HIV/AIDS in the 66 county HOPWA service areas. Other areas of Wisconsin are served by the Milwaukee and Minneapolis HOPWA allocations.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

A strength in the service delivery system is the State Interagency Council, which meets bi-monthly to discuss homelessness as it relates to multiple programs housed across state agencies. Another is the collaborative relationship between DOH and the four Continua of Care. The governance systems of the Continua of Care have continued to grow stronger, allowing them to address service gaps and reduce duplication of services.

A weakness in the institutional delivery structure is the difficulty in meeting the needs of those experiencing homelessness across the state. Rural communities often lack supportive services and permanent supportive housing, making it difficult to house chronically homeless individuals and households. Urban communities often have a greater diversity of service types than rural areas, but must turn households away due to the lack the funds available to serve all of those in need.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Division of Housing will continue to work with the Continua of Care and other stakeholders to address gaps in the institutional delivery structure. The continued implementation of coordinated assessment at the Continua of Care level will help those experiencing homelessness in accessing multiple parts of the institutional delivery structure. ESG grantees will continue to be required to work within their CoC and participate in coordinated assessment. Whenever possible, the Division of Housing will encourage or require emphasize evidence based practices in its programs in order to ensure that funds are spent efficiently.

## SP-45 Goals Summary – 91.315(a)(4)

### 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: \$54,656,533 HOME: \$7,580,432	Homeowner Housing Rehabilitated: 3352 Household Housing Unit
2	Rehabilitate Rental Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$137,731 HOME: \$6,448,949 Housing Trust Fund: \$6,309,573	Rental units rehabilitated: 337 Household Housing Unit
3	Build New Rental Housing	2015	2019	Affordable Housing		Affordable Housing	HOME: \$13,897,897 Housing Trust Fund: \$2,704,101	Rental units constructed: 347 Household Housing Unit
4	Provide Down Payment Assistance to Homebuyers	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$550,925 HOME: \$10,510,773	Direct Financial Assistance to Homebuyers: 893 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Tenant-Based Rental Assistance	2015	2019	Affordable Housing		Affordable Housing Homelessness Special Needs Assistance	HOME: \$5,363,904	Tenant-based rental assistance / Rapid Rehousing: 1667 Households Assisted
6	Provide Homeless Assistance	2015	2019	Homeless		Homelessness	ESG: \$15,000,000	Tenant-based rental assistance / Rapid Rehousing: 30000 Households Assisted  Homeless Person Overnight Shelter: 40000 Persons Assisted  Homelessness Prevention: 40000 Persons Assisted  Other: 15000 Other
7	Assist Communities with Public Facilities Projects	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$38,020,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 114060 Persons Assisted
8	Create Jobs Through ED Assistance and Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$99,340,000	Jobs created/retained: 2838 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Increase Housing Options for Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs		Special Needs Assistance	HOPWA: \$2,250,000	Tenant-based rental assistance / Rapid Rehousing: 725 Households Assisted
10	Increase Access to Benefits	2015	2019	Homeless Non-Homeless Special Needs		Homelessness Special Needs Assistance	CDBG: \$1,124,000	Public service activities other than Low/Moderate Income Housing Benefit: 1124 Persons Assisted
11	Assist Communities with Local Planning	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$5,620,000	Other: 225 Other
12	Special Projects	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Community Development Economic Development Homelessness Special Needs Assistance	CDBG: \$2,248,000 HOME: \$448,046	Other: 5 Other

Table 64 – Goals Summary

## Goal Descriptions



<b>1</b>	<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 thorough its HOME and CDBG programs.
<b>2</b>	<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. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to rehabilitate rental housing for extremely low-income families. WHEDA projects that HTF funds will rehabilitate approximately 70 rental units per year equalling a total of 210 for the duration of the Plan at current funding levels.
<b>3</b>	<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. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to construct new rental housing for extremely low-income families. WHEDA projects that HTF funds will construct approximately 30 new rental units per year equalling a total of 90 for the duration of the Plan at current funding levels.
<b>4</b>	<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.
<b>5</b>	<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 (TBRA) to homeless persons and families.
<b>6</b>	<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.
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.
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.
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.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

It is difficult to determine the number of extremely low-income and moderate-income families who will be served with HOME funds, however, based on the goals listed above there will be 239 households assisted with new housing opportunities, 3,479 households assisted with rehabilitation, 893 households provided with down payment assistance and 1,667 households assisted with tenant based rental assistance.

In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to rehabilitate and construct new rental housing for extremely low-income families. WHEDA projects that HTF funds will rehabilitate approximately 70 rental units per year equalling a total of 210 for the duration of the Plan at current funding levels. WHEDA projects that HTF funds will construct approximately 30 new rental units per year equalling a total of 90 for the duration of the Plan at current funding levels.

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:

1. Housing Rehabilitation Conversion;

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

1. Housing Rehabilitation: existing CDBG-H costs apply;

## **SP-50 Public Housing Accessibility and Involvement – 91.315(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not Applicable.

### **Activities to Increase Resident Involvements**

Not Applicable.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the ‘troubled’ designation**

The Division of Housing has no administrative authority over Public Housing Authorities. There is one Public Housing Authority in Wisconsin designated as “troubled” under the Section 8 Management Assessment Program (SEMAP).

Although the Division does not have any specific responsibility related to addressing SEMAP issues, DOH staff will continue to serve as resource advisors to the Wisconsin Association of Housing Authority board of directors and be available to provide assistance to “troubled” PHAs where feasible. DOH staff regularly attend WI Association of Housing Authority meetings and conferences to announce funding opportunities and provide information applicable to public and assisted housing.

Through its HCRI/HOME homebuyer program, the Division of Housing will continue to offer funds which can be used by grantees to provide down payment and closing cost assistance to public housing or other assisted housing residents seeking to become homeowners provided that they meet the income qualifications. Through the HOME TBRA and Homeless Prevention programs, funds will continue to provide short to medium term rental assistance as well as security deposits and first/last month rent to support individuals and families that may soon be housing authority tenants or housing choice voucher participants.

## **SP-55 Barriers to affordable housing – 91.315(h)**

### **Barriers to Affordable Housing**

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing varies widely throughout the State and is typically affected by local policies over which the state has little control. Wisconsin's tradition of home rule, embodied in the State Constitution, means that municipalities control most zoning and land use decisions (the siting of community residential facilities and environmental regulations are exceptions). The concern is that home rule allows communities to use ordinances to keep affordable and multifamily housing frequently the routes by which lower-income, often minority, households enter a community from being developed.

In addition, the use of impact fees for new development raises the cost of new housing and increases the value of existing housing, thus generally reducing affordability. For example, a number of communities in Wisconsin, particularly in suburban areas around larger cities, impose impact fees on new residential development in the effort to cover broad-based costs for improvements and public facilities that can (potentially) slow down a boom in new housing starts. The State Legislature, in 1994, passed an act to develop more regularity in impact fees across its communities, with an allowance made for communities to waive impact fees for low-income housing. Other steps have been taken as well in fast-growth areas, such as increasing lot sizes and setbacks and establishing minimum square foot requirements for new residences. The state's home rule provisions mean that zoning ordinances are left to the judgment of local governments. The net effect of these local actions could make housing more expensive than might be the case without the new fees and regulations.

An extended analysis of the impact of state laws and regulations upon affordable and fair housing in Wisconsin can be found in DOH's Analysis of Impediments to Fair Housing Choice. Topics covered that may include analysis of the effects of public policies on affordable housing include:

- Local Land-Use Regulations
- Blighted area, urban redevelopment, and urban renewal laws
- Local housing authority laws
- Comprehensive planning laws
- Tax incremental financing laws
- Zoning laws
- Impact Fees
- WHEDA statewide tax deferral and abatement programs. Property tax deferral program. Homestead credit. Supplement to the federal historic rehabilitation credit.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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.

The Division of Housing 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. The Division of Housing and other state agencies do 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.

- The Division of Housing 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.

- . In addition, WHEDA administers the federal Housing Trust Fund which provides funding to construct housing for Extremely Low-income renters.

## **SP-60 Homelessness Strategy – 91.315(d)**

### **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. The Division of Housing 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.

The Division of Housing recognizes that street outreach to those experiencing homelessness is necessary in order to engage them and work towards housing stability. The Division of Housing will encourage 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 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, the Division of Housing measured the performance of emergency shelters using a variety of metrics, including clients served, average length of stay, recidivism, and occupancy rate. The Division of Housing will continue its effort to measure performance and direct more funding towards best performing programs. New transitional housing projects are not funded by the ESG program, but DOH encourages the use of transitional housing in cases where it has been demonstrated to be efficient and effective.

### **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, the Division of Housing encourages targeting of prevention funds towards those with the greatest need.

The HOME TBRA program targets individuals or families who are: homeless, at risk of homelessness. TBRA prioritizes individuals or families that are homeless or at risk of homeless and have at least one household member with a disability. TBRA funds are also prioritized to youth transitioning from foster care and homeless and have experienced domestic violence. This program provides up to 24 months of rental assistance, which can help families stabilize after an experience with housing instability or homelessness.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Through its involvement with the Interagency Council, the Division of Housing works with the four Wisconsin CoCs and other state agencies which house publically funded systems that may discharge persons into housing instability or homelessness. Collaboration allows DOH and these agencies to work towards discharge planning solutions. Recently, the Division of Housing collaborated 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.



## **SP-65 Lead based paint Hazards – 91.315(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Several areas of the state have funds available to reduce lead-based paint hazard exposure in affordable housing. Owner-occupied housing units must be occupied by families at or below 80% of the county median income. Vacant units must be marketed to families. Children under age six living in the unit must have a blood test within six months prior to construction activities in order for the family to receive assistance. Priority will be given to households occupied by children that have high levels of lead in their blood. Hazard reduction activities will be determined by certified risk assessors, and certified contractors must perform the work. Units assisted must pass federal clearance levels at project completion.

Under state law, the Department of Health Services (DHS) implements a comprehensive statewide lead poisoning prevention program and all blood lead tests are reported to DHS. DHS then distributes these blood lead test results so that local health departments can provide follow up services to families of lead exposed children and work to prevent future exposures. DHS distributes state funding and provides guidance to local health departments to support this work. DHS matches data with Medicaid and helps assure that Medicaid children are tested as required. As resources permit, DHS provides data to encourage health care providers to test high risk children under their care. DHS provides data, editing and technical support for local agencies in their applications for HUD funding to address lead paint hazards. DHS has implemented grants from HUD to address lead paint hazards in housing and has partnered with DOH on the most recent HUD grant by providing technical assistance, e.g., oversight and review of the risk assessments conducted to evaluate lead hazards and to develop work plans appropriate to address the hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

All Division of Housing Programs: The Division of Housing programs document all chipping, peeling, flaking, and/or chalking paint in the housing quality standards inspection as a hazard. All rehabilitation conducted in pre-1978 homes use lead-safe work practices (unless the paint is inspected and tested negative). The contractor must be trained as a lead-safe renovator and provide a copy of their training certificate to the grant administrator. After work is finished, a lead clearance is conducted by a certified professional to ensure the property is safe.

CDBG Housing: The CDBG Housing program documents all chipping, peeling, flaking, chalking paint in the housing quality standards inspection as a hazard. All rehabilitation conducted in pre-1978 homes use lead-safe work practices (unless the paint is inspected and tested negative). The contractor must be trained as a lead-safe renovator and provide a copy of their training certificate to the grant administrator. After work is finished, a lead clearance is conducted by a certified professional to ensure the property is safe.

EAP: The Emergency Assistance Program (EAP) directs funds specifically to housing rehabilitation needs created by the disaster. The program does not inspect the entire residence, however should the “spot rehabilitation” activities involve lead remediation the contractor must be a lead-safe renovator.

HOME HHR: The HOME Homebuyer and Rehabilitation (HHR) program provides funds for homebuyer assistance and owner-occupied or rental rehabilitation. Under HOME HHR owner-occupied rehabilitation, funds are provided for making essential improvements to single-family homes serving as the principal residence of LMI owners. Lead-based paint hazard reduction is one of the eligible costs.

HOME TBRA: The HOME Tenant Based Rental Assistance (TBRA) program requires that a lead-based paint disclosure form is given to all TBRA clients and every unit is inspected for lead-based paint hazards before occupancy occurs. Both of these procedures are checked during monitoring visits of HOME TBRA-funded programs.

ESG: Any renovation carried out with Emergency Solutions Grant (ESG) assistance shall be sufficient to ensure that the building involved is lead-safe and sanitary. The requirements pertaining to rehabilitation differ according to level of federal support. ESG funds given to operate shelters requires that the facility must be free from lead-based paint contamination wherein clients may potentially stay for more than 100 days unless the facility is such that it is statutorily exempted. For homelessness prevention and rapid re-housing, every assisted unit must be free from lead-based paint contamination wherein that assistance lasts more than 100 days, or is for first month rent payment and/ or security deposit assistance, or where the residents select their own housing. When lead-based paint requirements do apply the requirements around notice of evaluation, presumption, hazard reduction activities and the provision of an information pamphlet apply.

HOPWA: While Housing Opportunities for Persons with AIDS (HOPWA) assists eligible persons in their existing housing, the program works with beneficiaries to identify housing options without lead-based paint and other hazards.

## **SP-70 Anti-Poverty Strategy – 91.315(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The Division of Housing remains firmly committed to growing Wisconsin's economy for the benefit of all of its citizens and sees the provision of affordable housing and community development as a critical component of that commitment. The overarching goal of this anti-poverty strategy is to reduce the number of families and individuals currently living in poverty.

Economic development and affordable housing play a crucial role in addressing issues of self-sufficiency. Applications for economic development grants are accepted continuously and through a regional funding model the Division of Housing works to ensure that the affordable housing programs' funds are equitably spread across the entire state.

The Division of Housing intends to maintain its commitment to fund local programs that have a record of acceptable performance and that integrate DOH affordable housing programs with local human development, social services and other affordable housing and antipoverty initiatives. It will continue to provide oversight of grantees to assure compliance with applicable regulations and contracts. Also, DOH will assess the effectiveness of local agencies in delivering housing assistance, reducing homelessness, and helping low-income families and individuals attain self-sufficiency.

The Division of Housing also seeks to develop or strengthen collaboration with other housing-related funders as well as with other state agencies, task forces and the private sector to maximize effectiveness in addressing housing problems of low income households.

The Division of Housing intends to expand and preserve affordable housing options for low income persons, particularly for vulnerable households with severe cost burdens and those earning below 50% of county median income with particular consideration for challenged households earning below 30% county median income.

It strives to eliminate lead-based paint and other health and safety hazards and support rehabilitation, accessibility and lead safe maintenance and energy improvements in Wisconsin's housing stock.

It supports initiatives to prevent homelessness and other efforts to provide a full spectrum of local homeless continuum of care activities and strategies which are effective in stabilizing housing situations and providing skills development to allow these individuals to eventually obtain better jobs and become more self-sufficient.

A future area of concern for DOH is how housing needs will change as Wisconsin's population ages. Particularly for low-income persons, the changes that come with age such as decreasing mobility, health status, and/or ability to care for oneself reduces the aging population's ability to keep their homes and successfully age in place. DOH will continue to fund housing rehabilitation activities that allow low-income persons to age in place through accessibility improvements.

The Division of Housing's community development programs are another key way that the Division addresses issues of economic self-sufficiency and combating poverty. Economic Development grant funds are awarded to local governments to assist businesses in creating or retaining jobs for individuals with low and moderate incomes. Examples of Economic Development projects include: business loans to expand facilities or purchase equipment, specialized employee training, or business infrastructure projects. Public Facility Economic Development grants are awarded to local governments for public infrastructure projects that support business expansion or retention of job opportunities for low- and moderate-income individuals. These investments in local communities help to both strengthen economic sustainability and reduce poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

As part of the response to the issues identified in the previous section, the Division of Housing remains committed to providing flexibility when possible to local programs in their efforts to address community needs. The Division of Housing recognizes that local and regional anti-poverty agencies are well-situated to understand and respond to the specific local needs of their individual communities. Therefore, the Division of Housing will seek to provide funding to help these agencies support housing initiatives as a critical component of their unique mix of programs operating to advance economic self-sufficiency.

To maximize effectiveness and minimize redundancy, the Division of Housing will also seek to develop or strengthen collaboration with other housing-related funders in Wisconsin, such as the Wisconsin Housing and Economic Development Authority (WHEDA) and the United States Department of Agriculture-Rural Development (USDA-RD). DOH is committed to collaboration by continued relationships with the Wisconsin Division of Energy Services' weatherization assistance program for low-income households. In addition, the Division of Housing will coordinate with the Department of Workforce Development to connect educational and job training programs for low-income and homeless residents. By collaborating with these groups, the Division of Housing maximizes the impact of its dollars and the quality of its program outcomes.

## **SP-80 Monitoring – 91.330**

**Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

In general, it is the Division of Housing's policy to monitor each grant at least once during the contract performance period by either an on-site or a desk monitoring. The grantee is monitored for program compliance with all contract requirements and program regulations by reviewing administrative, financial, and project files. Typically the grantee is also required to submit ongoing reports to ensure they are on target for meeting contract requirements. Monitoring is guided by use of an established monitoring checklist which is readily available to all grantees in the program implementation handbook. Also included in the monitoring is ensuring adherence to minority business outreach. Division of Housing programs utilize a risk matrix to determine which type of monitoring will occur for each grant.

## 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 1				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	16,701,042	17,000,000	23,976,318	57,677,360	164,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	7,600,133	1,000,000	5,000	8,605,133	34,600,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	468,812	0	0	468,812	1,800,000	



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	3,453,944	0	100,000	3,553,944	12,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	
Housing Trust Fund	public - federal	Admin and Planning Multifamily rental new construction Multifamily rental rehab	0	0	0	0	9,013,674	The Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families utilizing HTF funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,200,000	0	0	1,200,000	4,100,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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 Multifamily rental rehab Other	10,000,000	0	0	10,000,000	0	

Table 65 - Expected Resources – Priority Table

**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 Planning, and Public Facilities for Economic Development have a 50% match requirement. The requirement to provide matching funds for Planning awards is waived for projects focusing on broadband internet expansion and CDBG Planning awards for this use may be funded up to \$75,000. CDBG Public Facilities have a requirement of \$1 in matching funds for every \$2 of CDBG funding awarded. This requirement is often satisfied using funds from local government and other state or federal agencies. Locally held Economic Development RLF's must participate under CDBG-CLOSE unless they 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.

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 Housing administers the 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, Transitional Housing Program, State Shelter Subsidy Grants, and Critical Assistance program.

HOPWA formula grants do not have matching requirements.

**If appropriate, describe publically 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, to coordinate affordable housing resources. Members of WHEDA's staff provide advice to DEHCR's Rental Housing Development (RHD) program. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families.

## 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: \$16,132,188 HOME: \$1,502,366	Homeowner Housing Rehabilitated: 901 Household Housing Unit
2	Rehabilitate Rental Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$3,053,241 HOME: \$1,296,017	Rental units rehabilitated: 86 Household Housing Unit
3	Build New Rental Housing	2015	2019	Affordable Housing		Affordable Housing	HOME: \$2,592,034	Rental units constructed: 47 Household Housing Unit
4	Provide Down Payment Assistance to Homebuyers	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$212,963 HOME: \$2,074,696	Direct Financial Assistance to Homebuyers: 185 Households Assisted
5	Provide Tenant-Based Rental Assistance	2015	2019	Affordable Housing		Affordable Housing	HOME: \$1,064,019	Tenant-based rental assistance / Rapid Rehousing: 330 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: \$3,553,944	Tenant-based rental assistance / Rapid Rehousing: 6000 Households Assisted Homeless Person Overnight Shelter: 8000 Persons Assisted Homelessness Prevention: 8000 Persons Assisted Other: 3000 Other
7	Assist Communities with Public Facilities Projects	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$12,683,208	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 38050 Persons Assisted
8	Create Jobs Through ED Assistance and Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$31,333,571	Jobs created/retained: 895 Jobs
9	Increase Housing Options for Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs		Special Needs Assistance	HOPWA: \$468,812	Tenant-based rental assistance / Rapid Rehousing: 151 Households Assisted
10	Increase Access to Benefits	2015	2019	Homeless Non-Homeless Special Needs		Special Needs Assistance	CDBG: \$382,774	Public service activities other than Low/Moderate Income Housing Benefit: 383 Persons Assisted
11	Assist Communities with Local Planning	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$835,052	Other: 33 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Special Projects	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Community Development Economic Development Homelessness Special Needs Assistance	CDBG: \$1,844,363 HOME: \$76,001	Other: 3 Other

Table 66 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Rehabilitate Owner Occupied Housing
	<b>Goal Description</b>	The Division of Housing will provide funds to rehabilitate owner occupied housing thorough its HOME and CDBG programs.
2	<b>Goal Name</b>	Rehabilitate Rental Housing
	<b>Goal Description</b>	The Division of Housing will provide funds to rehabilitate rental housing through its HOME and CDBG programs.
3	<b>Goal Name</b>	Build New Rental Housing
	<b>Goal Description</b>	The Division of Housing will provide funds to build new rental housing through its HOME program.

4	<b>Goal Name</b>	Provide Down Payment Assistance to Homebuyers
	<b>Goal Description</b>	The Division of Housing 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 Housing will provide tenant-based rental assistance to homeless and special needs populations through its HOME TBRA program.
6	<b>Goal Name</b>	Provide Homeless Assistance
	<b>Goal Description</b>	The Division of Housing 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 Housing will assist communities with public facilities projects using CDBG funding.
8	<b>Goal Name</b>	Create Jobs Through ED Assistance and Job Training
	<b>Goal Description</b>	The Division of Housing will create jobs through economic development assistance and job training using CDBG funding.
9	<b>Goal Name</b>	Increase Housing Options for Persons with HIV/AIDS
	<b>Goal Description</b>	The Division of Housing 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 Housing 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 Housing will assist communities with local planning using CDBG funds. The "other" goal outcome indicator refers to the number of communities assisted.

<b>12</b>	<b>Goal Name</b>	Special Projects
	<b>Goal Description</b>	The Division of Housing 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.

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

### Introduction:

The Division of Housing’s funding allocation priorities for the federal formula grant programs of CDBG, HOME, HOPWA 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). Because only whole numbers are allowed, there is 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	24	4	0	0	0	0	19	47	0	1	1	3
HOME	18	15	30	24	12	0	0	0	0	0	0	1
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
Other CDBG-DR	0	0	0	0	0	0	0	0	0	0	0	0
Other CDBG-READI	0	0	0	0	0	0	0	0	0	0	0	0

Table 67 – 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. Funds contained in economic development revolving loan funds can be used to create jobs, retain jobs, or for microbusiness loans. Therefore, an estimated \$5,000,000 of CDBG funding used to further housing related goals will be collected by local housing revolving loan funds. In addition, an estimated \$12,000,000 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. 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.

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

### Introduction:

The Division of Energy, Housing and Community Resources will use the following distribution methods for awarding program funds in CDBG, HOME, HOPWA and ESG. 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 DOA-DOH website.

In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of HTF funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families. Pursuant to the public input process, HTF funds will be provided consistent with the Consolidated Plan, Annual Action Plan and Allocation Plan for HTF. Eligible recipients for funding include:

- Non-profit or for-profit entities
- Housing Authorities
  
- Tribal Housing Authorities

Funding will be provided pursuant to a Request for Proposal (RFP) process and recipients must score a minimum number of points on a standardized criteria to establish eligibility.

### Distribution Methods

Table 68 - 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, employee training. The activity must result in job opportunities for low to moderate income individuals.</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><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><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>	

	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	
	<b>Describe how resources will be allocated among funding categories.</b>	Applications and handbooks are available on the DOH website.
	<b>Describe threshold factors and grant size limits.</b>	Resource allocation to CDBG Economic Development will be based upon several factors, including: the number of applications received, historical funding amounts, State of Wisconsin needs and DOH priorities.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
<b>2</b>	<b>State Program Name:</b>	CDBG Emergency Assistance Program
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	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.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	Emergency Assistance Program (EAP) applications are evaluated for 1) the severity of impact from the disaster, 2) the LMI benefit and, 3) the financial need of the applicant.



<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 Division 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><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><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Explained above.</p>

	<b>Describe threshold factors and grant size limits.</b>	EAP funds are available statewide and, depending on the nature and frequency of natural disasters, vary in their award amounts.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
<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.
	<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 several 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 4 factors: 1) Households below 80% of County Median Income and pay more than 30% of income on housing, 2) Average unemployment rate, 3) Percentage of LMI Households compared to the total statewide, 4) Percentage of structures built before 1950 compared to the total statewide.</p> <p>In addition to the regions, DOH 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. DOH makes these funds available for local municipalities to apply separately. The award amount for a municipality may be reduced if applications are received with totals exceeding the total set-aside amount available.</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 non- regional application is available on the Division’s website when it is open. In addition, the application is emailed to every municipality in the state outside of Dane, Waukesha and Milwaukee Counties 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><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><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Explained above.</p>

	<b>Describe threshold factors and grant size limits.</b>	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.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
4	<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 plan. 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>	The primary criteria used to select applications for funding are: <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 DOH 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><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><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: the number of applications received, historical funding amounts, State of Wisconsin needs and DOH priorities.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The grant size limit for Planning Grant is \$75,000.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	
<p><b>State Program Name:</b></p>	<p>CDBG Public Facilities</p>

<b>5</b>	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	CDBG Public Facilities program addresses infrastructure issues in communities such as water, sanitary sewer, storm sewer, utilities, streets, waste water treatment, community centers and libraries.
	<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 DOH website.
	<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>	

	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	
	<b>Describe how resources will be allocated among funding categories.</b>	Resource allocation to CDBG Public Facilities will be based upon several factors, including: the number of applications received, historical funding amounts, State of Wisconsin needs and DOH priorities.
	<b>Describe threshold factors and grant size limits.</b>	The grant size limit for Public Facilities is \$1,000,000.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
6	<b>State Program Name:</b>	CDBG Public Facilities Economic Development
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The CDBG Public Facilities Economic Development program provides funds to communities to address infrastructure needs that support business expansion or retention. Examples of eligible activities include running new or improved water and sewer service or an expanded street. The activity must result in job opportunities for low to moderate income individuals.

<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><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 DOH 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>	



	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	
	<b>Describe how resources will be allocated among funding categories.</b>	Resource allocation to CDBG Public Facilities Economic Development will be based upon several factors, including: the number of applications received, historical funding amounts, State of Wisconsin needs and DOH priorities.
	<b>Describe threshold factors and grant size limits.</b>	The grant size limit for Public Facility Economic Development is \$750,000.
	<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 application 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 UGLG and not-for profit (sub-recipient). Including performance and progress regarding all DOH-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 describes 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> <li>• The extent to which the applicant will be able to address the “critical component” to a successful SOAR program</li> </ul>
--	--

	<ul style="list-style-type: none"> <li>• The extent to which there are clearly defined SOAR goals and action steps and a time-line that is achievable.</li> <li>• The reasonableness of the budget and administrative costs and the ability to meet the match requirement</li> <li>• Overall contents, formatting and general comprehensiveness of the application.</li> <li>• The extent to which the applicant has a solid implementation plan for providing payee services to SOAR clients that are approved for benefits.</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 Division of Housing 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>	

	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	
	<b>Describe how resources will be allocated among funding categories.</b>	Described above.
	<b>Describe threshold factors and grant size limits.</b>	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.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
8	<b>State Program Name:</b>	Community Development Block Grant - Rural Economic and Area Development Initiative (CDBG-READI)
	<b>Funding Sources:</b>	

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>READI is designed to use CDBG resources to provide targeted economic development investment in either a single unit of general local government or a rural region. All funds must benefit low-to moderate income individuals. Because economic growth is linked to the availability of skilled workers and quality workforce housing, READI applications are required to include both economic development and housing projects, and are encouraged to include job training projects.</p> <ul style="list-style-type: none"> <li>• <b>Economic Development (required):</b> The cornerstone of a READI proposal would be an application to create a new business or expand an existing business. Loans of up to \$500,000 would be available in exchange for low- and moderate- income job creation.</li> <li>• <b>Workforce Housing (required):</b> To attract new workers to rural areas, loans of up to \$300,000 would be available to rehabilitate or create workforce housing near the economic development project.</li> <li>• <b>Job Training (encouraged):</b> Job training grants of up to \$200,000 would be available to train workers to step into new jobs at the economic development project.</li> </ul> <p>Efforts will be extended to ensure maximum state coverage of CDBG program resources. Emphasis shall also be placed on enhancing local capacity building and on integrating CDBG program resources as opportunities and situations arise in disadvantaged and under-served areas. Approximately \$10 million has been set-aside for grants to UGLGs for READI projects to fund activities allowed under federal guidelines.</p> <p>The READI Application is limited to UGLGS who will provide assistance to community development organizations serving the development needs of the community as referenced by Section 105 (a) (15) of the Housing and Community Development Act( HCDA), as amended. These Community Development Organizations (CDOs) must be certified by DEHCR before the application process may begin.</p>
---	--

	The response to this question continues in a text box below.
<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> <li>• local capacity to administer CDBG funds</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 application will be available on the Division’s website during the 30 day comment period for Substantial Amendment 1 and when it the application period is open. In addition, the application will be emailed to every municipality in the state outside of Dane, Waukesha and Milwaukee Counties which receive funds directly from HUD.</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>	

	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	
	<b>Describe how resources will be allocated among funding categories.</b>	Applicants will decide how best to allocate funding amongst eligible categories based on local needs.
	<b>Describe threshold factors and grant size limits.</b>	The Economic Development portion of the grant shall not exceed \$500,000. The Workforce Housing portion of the grant shall not exceed \$300,000. The Job Training portion of the grant shall not exceed \$200,000.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
9	<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>	The ESG program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families and individuals from becoming homeless.

<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. All lead agencies must complete the ESG application according to guidelines. DOH apportions the funding amongst local continua of care using a formula applied against funding floors established in HEARTH. 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><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. Each local continuum of care must then prioritize their own local needs and allocate their portion of the funds as they best determine into a Consolidated Application. They then submit their Consolidated Application, which contain their proposed projects and allocations, to their HUD Continuum of Care for approval. If approved by their HUD COC and if there are no problems with their technical review, DOH approves their application and funds the agencies at the level put forth by the local continuum of care.</p> <p>Local continua of care are made of the homeless service providers in each community, including both local units of government and they are nonprofits. Decisions about which agencies receive funding and how much funding they receive are local decisions.</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>	
	<b>Describe how resources will be allocated among funding categories.</b>	Resources are allocated according to funding floors established by HEARTH and in order to promote best practices and priorities established by the Division of Housing. Local continua of care then decide how to fund agencies within these limitations.
	<b>Describe threshold factors and grant size limits.</b>	Grant awards are based on the amount of funding received from HUD, and the funding formula (described above) used to distribute funds to local continua of care.
	<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 Homebuyer and Rehabilitation (HHR)
	<b>Funding Sources:</b>	HOME

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The program is designed to provide funding for three 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> <li>• Rental rehabilitation: Funds are provided to landlords (up to four units) for making essential repairs to units rented to tenants at or below 60% of the county median income. While rental rehabilitation is a HOME-eligible activity under HHR, this type of activity is more frequently handled by the RHD program.</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>	
<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><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><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Explained above.</p>

	<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>	
11	<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><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><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><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>• DFI documentation</li> <li>• Readiness to proceed</li> <li>• Percentage of CMI units</li> </ul> <p>HOME RHD sets a maximum of \$1,000,000 per award, and no more than 2 awards per developer per year, except for CHDO recipients.</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>HOME Tenant Based Rental Assistance (TBRA)</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>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 persons and families and households at risk of homelessness. The Division of Housing (DOH) encourages using a “Housing First” model of housing and support services.</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>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 application 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> <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 Continuum 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 DOH-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><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><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>	

	<b>Describe how resources will be allocated among funding categories.</b>	HOME TBRA funds can be used only for program services which include rental assistance payments and related security deposits and utility costs and for administration (limited to ten percent). Please note that the new HOME final rule of 2013 now allows HQS inspection costs, including travel and income determination cost also including travel to be charged to the program services allocation.
	<b>Describe threshold factors and grant size limits.</b>	Grant award amounts are based on number of applications received, amount of available funding, applicant capacity, and the service area's documented need.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
13	<b>State Program Name:</b>	Housing Opportunities For Persons With AIDS (HOPWA)
	<b>Funding Sources:</b>	HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	HOPWA provides housing assistance and supportive services for income-eligible persons with acquired immunodeficiency syndrome or related diseases, and their families.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	Selected applicants must be able to provide the full range of HOPWA services statewide, or have formal subcontracts in place with local service providers.
	<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><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><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 Housing 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 DOH’s HOPWA grant, assistance will be provided for 1) short term rental assistance, 2) associated supportive services, and 3) housing counseling.</p>
<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>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	
<p><b>State Program Name:</b></p>	<p>Housing Trust Funds</p>

<b>14</b>	<b>Funding Sources:</b>	
	<b>Describe the state program addressed by the Method of Distribution.</b>	The HTF was created by the Housing & Economic Recovery Act of 2008, and was designed to provide additional resources to construct and rehabilitate housing for Extremely Low-Income (ELI) families in Wisconsin. The Wisconsin Housing and Economic Development Authority is the designated administrator of HTF funds in Wisconsin.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>WHEDA intends to distribute funds by selecting applications submitted by eligible recipients. Applicants will be required to score a minimum of 50 points in the defined categories to be eligible for HTF resources</p> <p>WHEDA intends to issue an annual Request For Proposals (RFP), which will include the scoring criteria, application evaluation process, timeline for commitment and expenditure of funds.</p> <p>Eligible applicants include:</p> <ul style="list-style-type: none"> <li>• Nonprofit or for-profit entitiesHousing AuthoritiesTribal Housing Authorities</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>	

<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><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><b>Describe how resources will be allocated among funding categories.</b></p>	<p>WHEDA developed an Allocation Plan which defines eligible recipients, describes categories of funding as well as criteria for awards.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>WHEDA will utilize the per-unit subsidy limits for the HOME program when administering the HTF funds.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Given current resources, WHEDA anticipates rehabilitating approximately 70 rental units per year and building approximately 30 rental units per year for a total of 100 units per year.</p>

## **CDBG-READI Response**

**Activities funded by the CDO must carry out a neighborhood revitalization, community economic development, or energy conservation project in furtherance of the objectives of Section 101(c) of the HCDA. All projects must be activities that meet a HUD national objective, and provide a low – moderate – income benefit.**

Based on the process outlined in Section 105(a)(15), Wisconsin will first grant funds to the UGLG, who has selected a DEHCR certified CDO as a project partner during the READI application process. The UGLG will then grant funds to the CDO. During this process, the UGLG and CDO will have identified an area within their selected region in need of assistance. The CDO will then loan funds to a business or multiple businesses for the purpose of creating low to moderate income (LMI) jobs. Additionally, the CDO will loan funds to a workforce housing developer to rehabilitate or create workforce housing in the same area as the economic development project. Finally, the CDO may grant or loan funds to a business or job training provider who trains workers for the economic development project.

During the period of this first loan (or job training grant), the UGLG will be responsible for enforcing reporting requirements and gathering all documentation required by CDBG regulations. However, much of this documentation should be kept at the UGLG level. Though much of the documentation is not sent to DEHCR, it will be reviewed during DEHCR monitoring visits. More information on which forms must be sent to DEHCR and which forms must be maintained at the UGLG level is available in the READI application.

Based on the process outlined in Section 105(a)(15), once a HUD national objective is met and the loans are repaid to the CDO, the CDBG funds no longer have to be reported as CDBG program income. This decreases the CDO's reporting burden, and allows them to fund additional neighborhood revitalization, community economic development, or energy conservation projects in their selected region.

### **Discussion:**

In addition to the programs discussed above, the Division of Energy, Housing and Community Resources 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 the Division of Energy, Housing and Community Resources recognizes that targeted group members have a wide variety of needs, the agency anticipates that its efforts will also be focused on the following areas:

1. Job Training
2. Public Services
3. Regional Economic and Community Development
4. Microenterprises
5. Expansion of broadband infrastructure for low- to moderate-income communities

If enough applications meeting the criteria described in a Division of Energy, Housing and Community Resources program are not received in a given action plan year, the Division of Energy, Housing and Community Resources reserves the right to redirect the program's unused funds to other programs described in the method of distribution to ensure maximum utilization of funds.

## AP-35 Projects – (Optional)

### Introduction:

The IDIS table in this section will be filled in and resubmitted after projects have been added.

#	Project Name

Table 69 – 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. DOH 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

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. In addition, projects funded with HTF funds administered by WHEDA will have statewide eligibility.

### Geographic Distribution

Target Area	Percentage of Funds

Table 70 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

CDBG: The Division of Energy, Housing and Community Resources 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. 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: The Division of Energy, Housing and Community Resources 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, the Division of Energy, Housing and Community Resources, 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: The Division of Energy, Housing and Community Resources ensures, currently through its contract with Aids Resource Center of Wisconsin (ARCW), full coverage in the 66 counties in DOH's

HOPWA area.

**Discussion**

## Affordable Housing

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

**Introduction:**

In the tables below the Division of Housing FY2015 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	
Non-Homeless	
Special-Needs	
Total	

**Table 71 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rehab of Existing Units	12
Total	12

**Table 72 - 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 Housing will continue to review non-entitlement Annual and 5-Year Public Housing Authority (PHA) Plans to ensure that they are consistent with the Division of Housing's Consolidated Plan.

### **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**

The Division of Housing has no administrative authority over Public Housing Authorities. Although the Division does not have any specific responsibility related to addressing SEMAP issues, the Division of Housing 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 is committed to preventing and ending homelessness in Wisconsin. Because the Division of Energy, Housing and Community Resources 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. Division of Energy, Housing and Community Resources programs will emphasize the use of evidence based practices and efficient uses of funds whenever possible. Further detail is found below and in the AP-20 Annual Goals section. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families. Pursuant to the public input process, HTF funds will be provided consistent with the Consolidated Plan, Annual Action Plan and Allocation Plan for HTF.

### **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. The Division of Energy, Housing and Community Resources 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.

The Division of Energy, Housing and Community Resources recognizes that street outreach to those experiencing homelessness is necessary in order to engage them and work towards housing stability. The Division of Energy, Housing and Community Resources will encourage 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, the Division of Energy, Housing and Community Resources measured the performance of emergency shelters using a variety of metrics, including clients served, average length of stay, recidivism, and occupancy rate. The



Division of Energy, Housing and Community Resources will continue its effort to measure 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 efficient and effective.

**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, the Division of Energy, Housing and Community Resources encourages targeting of prevention funds towards those with the greatest need.

In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families. Pursuant to the public input process, HTF funds will be provided consistent with the Consolidated Plan, Annual Action Plan and Allocation Plan for HTF.

**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, the Division of Energy, Housing and Community Resources works with the four Wisconsin CoCs and other state agencies which house publically funded systems that may discharge persons into housing instability or homelessness. Collaboration allows

DEHCR and these agencies to work towards discharge planning solutions. Recently, the Division of Energy, Housing and Community Resources collaborated 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. In addition, the Wisconsin Housing and Economic Development Authority, Wisconsin's designated administrator of Housing Trust Funds, will make awards to eligible recipients to construct and rehabilitate housing for extremely low-income families. Pursuant to the public input process, HTF funds will be provided consistent with the Consolidated Plan, Annual Action Plan and Allocation Plan for HTF.

## **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	145
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
<b>Total</b>	<b>145</b>

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

### **Introduction:**

The Division of Housing's overall strategy to address barriers to affordable housing has been previously discussed in SP-55. Because there is some unavoidable overlap between issues of furthering affordable housing and of fair housing the actions outlined in DOH'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 DOH planned actions are outlined.

### **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" pro-visions 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.

The Division of Housing 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. The Division of Housing and other state agencies do 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.
- The Division of Housing 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.

### **Discussion:**

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

### **Introduction:**

The Division of Housing 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**

The primary obstacle to meeting underserved needs in Wisconsin is a lack of adequate funding. The Division of Housing 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.

The Division of Housing will continually evaluate its administration of CDBG funds in order to meet Wisconsin's affordable housing and community and economic development needs. DOH 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.

The Division of Housing 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. DOH will pursue modifications where redirecting resources could address needs in programs with unmet critical needs.

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

The Division of Housing will continue to fund affordable housing programs through CDBG Housing and HOME funding. These programs fund the construction and rehabilitation of single family and multifamily affordable housing, and provide rental and down payment assistance to lower income households.

The Division of Housing 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.

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

The Division of Housing 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.

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.

The Division of Housing 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 DOH, lead-safe work practices will be used in pre-1978 units. The types of lead-safe work to be completed include paint stabilization, window and door replacement, and exterior treatments to include siding and porch repair and/or replacement. The DOH, the Department of Housing and Urban Development, the Division of Energy Services 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 Division of Housing CDBG, ESG, Supportive Housing, and HOME grantees as well as through local housing authorities.

Lead Risk Assessments will be conducted on units at the sub-recipients discretion. These decisions are made based on the age of the property, extent of paint and varnish deterioration, and unit occupants. Wisconsin will continue to seek resources at the state and local level to address identified lead hazards in priority housing. Risk assessors certified by the DHS Division of Health conduct risk assessments in eligible housing units and certified abatement contractors carry out the lead hazard reduction activities.

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

A number of grantees require their recipient households, as a condition of assistance, to become as self-

sufficient as possible. The Division of Housing encourages the development of self-sufficiency components within an applicant's program design. Through these efforts, the Division seeks not only to stabilize households in crisis but also to reduce households' dependence on public assistance and to begin developing pathways out of poverty.

The Projects for Assistance in Transition from Homelessness (PATH) initiatives 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.

DOH supports the Wisconsin Fresh Start program that leads at-risk young people to self-sufficiency. This highly successful program, representing a collaborative effort with other state agencies, federal partners, local organizations and the private sector has generated a success rate of over 70%.

DOH and WEDC will continue collaborative efforts with WHEDA and USDA-RD to help local communities, particularly in rural areas, be aware of programs available to them and ways to leverage dollars to maximize both the impact of program dollars 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 1 will allow the Division of Housing to focus needed resources on housing and public facility projects without adversely affecting the Division's ability to support appropriate economic development projects.

The Division of Housing also has HOME programs to complement existing networks of service providers. DOH continues its long-term support of stable non-profit organizations that provide services in areas covering most of the state. Collaborative efforts among local agencies are strongly encouraged. Training and technical assistance continue to improve the delivery of housing and homeless assistance.

The Department of Administration's Division of Energy provides weatherization assistance. Many of their grantees also administer DOH HOME program activities. Activities consist of attic and sidewall insulation, air infiltration reduction, and water heater replacements. The Low Income Home Energy Assistance Program assists households with heating assistance, emergency fuel assistance, counseling for energy conservation and energy budgets, and emergency furnace repair and

replacement. Coordinated efforts and referrals are on-going.

### **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, DOH staff members will work with these other state agencies and entities:

- USDA – Rural Development housing
- 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.
- Wisconsin Economic Development Corporation.
- The Wisconsin Council on Mental Health (interagency forum that includes housing needs of mentally ill persons)
- Department of Natural Resources (water/sewer connection funding in rural areas)
- Council of State Community Development Agencies (COSCDA)
- 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).

- University of Wisconsin-Extension (tenant and homebuyer education)
- Department of Administration Division of Energy
- Other State Agencies (building code review, business development)
- State Historical Society of Wisconsin (Federal Section 106 review process)
- Wisconsin Council on Physical Disabilities
- National Alliance on Mental Illness of Wisconsin (NAMI WI)
- Refugee Network
- Inter-Tribal network
- Main Street Communities
- Statewide Independent Living Council
- Weatherization Operators of WI
- WI Community Action Programs Association
- WI Association of Housing Authorities
- Wisconsin Waste Siting Board
- Wisconsin Department of Transportation
- Wisconsin Rural Water Association
- Wisconsin Economic Development Association

### **Discussion:**

DOH staff members will participate in the following coalitions of public- and private-sector housing organizations:

Wisconsin 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.

Wisconsin 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.

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.

Wisconsin Fresh Start Projects DOH in cooperation with other state and federal agencies, replicates the Operation Fresh Start (OFS) program model to provide at-risk young people with education, employment skills, and career direction leading to economic self-sufficiency. This is accomplished through meaningful service including constructing housing for low-income families. Funds are currently provided from the DOH HOME-HHR program, the Department of Corrections' Division of Community Corrections, and other sources.

Interagency Workgroup Federal, state, and local agencies and nonprofits involved with homelessness meet during the year to discuss homelessness and related housing and service issues.

## Program Specific Requirements

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

#### Introduction:

In this section the Division of Housing 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	17,000,000
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>17,000,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	2
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

as follows:

The Division of Housing 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:

The Division of Housing'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:

$$[\text{HOME } \$ / (\text{HOME } \$ + \text{Homeowner Investment})] \times \text{Net Proceeds} = \text{Recapture}$$

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:

DOH 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)

The Division of Housing 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 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 Bureau of Supportive Housing, the HUD COC process and geographic proximity.

Each HUD or local continuum of care will decide how best to allocate funding to participating agencies by considering local needs, program performance and parameters as 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, poverty levels, and other indicators of the extent of homelessness in each HUD and local Continuum of Care. Recently, the Division of Housing 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.

## **HOPWA**

HOPWA funds are received from HUD as a formula grant annually. All funds are awarded to one project sponsor who is capable of providing services to the entire HOPWA service area, except for 3 percent administration for the Division of Housing. Due to stakeholder feedback, the Division of Housing funds only short-term rent, mortgage, and utility assistance payments (STRMU). The one-year goal for the STRMU program is 145 households.

## **LOCAL REVOLVING LOAN FUNDS (RLF)**

Under the Housing and Community Development Act (HCDA), the Division of Housing is allowed broad authority to reclaim program income from local units of government. The only identified exception is found in Section 104(j) of the Act, i.e., to continue the same activity. However in accordance with the provision of maximum feasible deference to the state, the Division of Housing interprets Section 104(j) in the most restrictive manner.

In accordance with the above definition, the Division of Housing has broad authority to reclaim program income. Notwithstanding such authority, DOH has historically recognized the value of allowing units of general local government (UGLG) to retain all or a portion of program income to establish Revolving Loan Funds (RLF). In fact, today there are over a hundred local RLFs operating throughout the state. However, the Division of Housing will exercise its authority to reclaim program income in cases when an UGLG is not utilizing its RLF funds. This will allow the funds to be redistributed by the Division of Housing to fund additional CDBG activities for UGLGs in need of immediate funding. Because of the inherent differences between housing rehabilitation and economic development activities, the amount of time allowed to UGLGs to utilize its RLF funds will differ between housing rehabilitation and economic development RLFs. If an UGLG does not utilize economic development or housing rehabilitation RLF funds within a reasonable amount of time at the discretion of the Division of Housing, the funds must be returned to the Division.

Cognizant of the administrative burden associated with monitoring all aspects of CDBG compliance for each of the aforementioned RLFs, the Division of Housing will continue to implement strategies to expand the utilization of nonprofit entities to carry out eligible activities under Section 105(a)(15) of the Act. Such activity includes encouraging UGLG to undertake planning activities targeted toward the creation of self-defined regional economic development corporations, adopting policies and developing strategies necessary to implement comprehensive community development initiatives and/or the establishment of a statewide economic development corporation.

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

1. How will the grantee distribute its HTF funds? Select all that apply:
  
2. 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".

3. If distributing HTF funds by selecting applications submitted by eligible recipients,
- a. 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”.
  
  - b. 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”.
  
  - c. 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”.
  
  - d. 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”.
  
  - e. 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”.
  
  - f. 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”.
  
  - g. 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”.



h. 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".

i. 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".

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".

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".

**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.

**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.

**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).

**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".

**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 has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

**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.

**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.”

**Discussion:**

In accomplishing this plan, the Division of Housing will build upon the guidelines contained in HUD Notice: CPD-04-11. Specifically the information contained in:

**SECTION IV: ACTIVITIES CARRIED OUT BY 105(A)(15) NONPROFIT ENTITIES. WHICH STATES:**

*Section 105(a)(15) of the HCDA allows as eligible the provision of assistance to neighborhood-based nonprofit organizations, local development corporations, and nonprofit organizations serving the development needs of communities in non-entitlement areas to carry out neighborhood revitalization, community economic development or energy conservation projects. According to 24 CFR 570.489(e)(2)(ii), “amounts generated under Section 105(a)(15) of the Act and carried out by an entity under the authority of Section 105(a)(15) of the Act” are not considered program income.*

*States seeking to minimize the amount of funds that must be treated as program income could take advantage of this exception by encouraging UGLGs to form sub-grantee relationships with local nonprofit organizations to administer Revolving Loan Funds (RLFs). In this scenario, the state would grant funds to an UGLG, which would then pass the funds to a nonprofit organization, such as a community development corporation (CDC). The CDC would then use those funds to make loans, such as for business expansion or housing rehabilitation. If the repayment of that loan is made to the nonprofit organization and the nonprofit retains the repayments for further use, repayments are not considered program income; subsequent loans by the nonprofit entity using those funds do not have to meet any Federal requirements. However, the state or UGLG could still establish requirements for re-use of the funds-or even require some CDBG requirements to be followed through grant agreements between the UGLG and the 105(a)(15) entity. HUD encourages grantees to ensure that subsequent revenue is expended on community development needs.*

In pursuing this objective, the Division of Housing is utilizing pilot regions and developing the model agreements necessary to ensure that the nonprofit entities are adequately formed and capable of carrying out eligible activities (loans, equity investments, etc.) in an acceptable manner.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2007-2011 American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> Data was found using the American Community Survey website for the State of Wisconsin. Information about the American Community Survey can be found at their website: <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
	<b>What was the purpose for developing this data set?</b> Not applicable
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> Not applicable
	<b>Briefly describe the methodology for the data collection.</b> Not applicable
	<b>Describe the total population from which the sample was taken.</b> Not applicable
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Not applicable
	<b>Describe the total population from which the sample was taken.</b> Not applicable
2	<b>Data Source Name</b> 2014 HOPWA CAPER
	<b>List the name of the organization or individual who originated the data set.</b> Department of Administration's Division of Housing
	<b>Provide a brief summary of the data set.</b> 2014 HOPWA Consolidated Annual Performance and Evaluation Report (CAPER)
	<b>What was the purpose for developing this data set?</b> 2014 HOPWA Consolidated Annual Performance and Evaluation Report (CAPER)
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Not applicable

	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Not applicable
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Not applicable