

Grantee: Wisconsin

Grant: B-19-DV-55-0001

April 1, 2025 thru June 30, 2025 Performance Report

Grant Number: B-19-DV-55-0001	Obligation Date:	Award Date:
Grantee Name: Wisconsin	Contract End Date: 12/15/2026	Review by HUD: Reviewed and Approved
Grant Award Amount: \$15,355,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$15,355,000.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$15,355,000.00		

Disasters:

Declaration Number

FEMA-4402-WI

Narratives

Disaster Damage:

On October 4, 2018, the State of Wisconsin requested a presidential declaration of a major disaster pursuant to Section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. §§ 5121-5207 (Stafford Act), and implemented by 44 CFR § 206.36. The request for declaration followed the severe storms, flooding, landslides, straight-line winds, and tornadoes that occurred August 17 - September 14, 2018. Counties impacted included Adams, Crawford, Dane, Dodge, Fond du Lac, Green Lake, Juneau, La Crosse, Marquette, Monroe, Ozaukee, Richland, Sauk, and Vernon counties for both Public Assistance and Individual Assistance; Iron County for Public Assistance only; and Columbia, Jefferson and Washington counties for Individual Assistance only.

Starting Friday, August 17, a very warm and moist air-mass set up across much of Wisconsin and then persisted through the first week in September. A series of storm systems caused multiple rounds of severe weather and flooding across portions of Wisconsin. The first of these systems moved through southern Wisconsin on August 17, bringing heavy rainfall and flooding across a wide area. The most widespread severe weather day was August 28, 2018, when 19 tornadoes and damaging winds of 90-110 mph occurred from central Wisconsin through east central Wisconsin. The last of the series of storm systems hit on September 5 causing major flooding on the river systems throughout southern Wisconsin. The Rock River at Lake Koshkonong, the last river in southern Wisconsin to recede below major flood stage, finally dropped below major flood stage on September 14. Record crests occurred on the Baraboo River at La Valle (25.2') and Reedsburg (21.85'), and the Kickapoo River at Viola (25.7'), Readstown (23.7'), Gays Mills (22.31'), and Steuben (20.5'). Seven dams failed in this event, resulting in the severe exacerbation of flooding downstream and additional residences impacted. Nine other dams suffered serious damage.

Beginning August 21, 2-1-1 Wisconsin volunteers worked tirelessly to collect damage reports and refer impacted households to available disaster resources. By September 25, 2-1-1 call centers had fielded a total of 4,559 damage reports. Within the 15 impacted counties, 728 callers reported sewage back-up in their basements, and at the time of their damage report 528 callers indicated they could not live in or use their property, and 327 reported flood waters were blocking access to their properties. Of the 15 counties affected during this weather event, Dane County sustained the most damage in the Black Earth Creek and Yahara River watersheds.

On August 17, 2018, six inches of rain fell on Eastern Dane County, causing heavy road damage and minor property damage. Three days later, on August 20, 2018, up to 15 inches of rain fell on Central and Western Dane County, breaking the 11.72 inch-precipitation record set in 1946.

This overwhelmed watersheds and caused significant flooding and flash flooding in local rivers, lakes, and municipal storm water systems. As the event progressed, over 1,800 property owners in Dane County reported damages totaling more than \$70 million in losses. Businesses in Dane County reported over \$50 million in damages and profit losses. Public-sector damage exceeded \$28 million. The storm water contaminated private wells. Of the 623 wells tested in Dane County, more than 130 had bacterial contamination. Three emergency shelters were established in Dane County.

In Western Dane County, Black Earth Creek exceeded its previous flood stage record by nearly five feet, imposing devastating damage on the villages of Mazomanie, Cross Plains, and Black Earth. More than 20 percent of homes were flooded in each of these villages, and officials ordered evacuations in all three. Flooding caused a significant number of road and culvert washouts, effectively isolating these flood-damaged communities. Of Mazomanie's population, 14.2% reside below the poverty line, 10.6% are disabled, and only 9% of damaged homes have flood insurance because most are located outside of the floodplain.

Many of the communities impacted by this storm system are among the most economically vulnerable in the state. High poverty rates, an aging population, and significant unemployment have exacerbated the impacts of this event. Homes that have had repetitive flood damage over the years are now rendered completely unlivable. Lack of income and borrowing ability prevent homeowners from repairing critical housing components, like furnaces, water heaters, and foundations. Mold remediation and well testing are also beyond the ability of many residents to complete without assistance. An additional compounding factor is the lack of available housing units. Displaced individuals and families seeking permanent shelter



were forced to travel long distances from their former communities and workplaces to find any available rental housing. Any available housing units are often out of the price range of displaced households. Paying for rental housing, while keeping up with mortgage payments on their primary homes is untenable for many displaced individuals in the impacted areas. Impacted parts of the state may see an increase in the number of mortgage foreclosures.

HUD has further stipulated that at least 80% of the allocation, or \$12,284,000 must address unmet needs within Dane and Vernon Counties.

Damage estimates by county impacted include:

- Adams County – Verified damages in Adams County currently amount to \$362,424, resulting in a damage per capita amount of \$17.36.
- Crawford County – Verified damages in Crawford County currently amount to \$1,103,688, resulting in a high damage per capita amount of \$66.31.
- Dane County – Verified damages in Dane County currently amount to \$11,451,903, resulting in a damage per capita amount of \$23.46. All categories of work had documented damages.
- Dodge County – Verified damages in Dodge County currently amount to \$289,645, resulting in a per capita amount of \$3.26, which is less than the \$3.78 per capita indicator the county would need for inclusion in a declaration.
- Fond du Lac, Green Lake, and Ozaukee counties all had a damage per capita of less than \$10.00. Damages were verified in all categories of work.
- Iron County – Verified damages in Iron County currently amount to \$70,480. Damages resulted in a per capita amount of \$11.91.
- Juneau County – Verified damages in Juneau County currently amount to \$1,748,793, resulting in a high damage per capita amount of \$65.59.
- La Crosse County – Verified damages in La Crosse County currently amount to \$1,359,201, resulting in a damage per capita amount of \$11.86.
- Marquette County – Verified damages in Marquette County currently amount to \$972,109, resulting in a high damage per capita amount of \$62.94.
- Monroe County – Verified damages in Monroe County currently amount to \$3,353,164, resulting in a high damage indicator of \$75.06. More than 90% of all damage occurred to roads and bridges.
- Richland County – Verified damages in Richland County currently amount to \$308,134, resulting in a damage per capita amount of \$17.10.
- Sauk County – Verified damages in Sauk County currently amount to \$1,487,200, resulting in a damage per capita amount of \$24.00. All categories of work had documented cost.
- Vernon County – Of the fifteen counties, Vernon County has reported the highest countywide damage per capita loss at \$413.71. Verified damages in Vernon County currently amount to \$12,317,472. Damages occurred in all categories of work, with more than half due to multiple dam breaches.

Recovery Needs:

The State of Wisconsin has developed this CDBG-DR program in compliance with the HUD-defined National Objectives and will make every effort to ensure that assistance is prioritized toward the most disadvantaged populations. Wisconsin intends to spend the majority of program funds on activities that benefit the Low-and-Moderate Income population. The State will spend no less than 70% of funds allocated for direct benefit to LMI households. Furthermore, the state will take necessary steps to ensure that the needs of very low-income households (30% AMI or below) and low-income households (30% - 50% AMI) are prioritized, followed by moderate income households (51% to 80% AMI).

As stewards of federal CDBG funds, the State of Wisconsin complies with the Department of Housing and Urban Development’s (HUD) mission to develop viable communities by the provision of decent housing, a suitable living environment and expanding economic opportunities, principally for LMI persons. To this end, all funded activities administered by the State of Wisconsin will meet one of three named HUD national objectives:

- 1) Benefitting LMI Persons;
- 2) Preventing or Eliminating Slums or Blight; or
- 3) Meeting Urgent Needs.

Provisions of assistance will be made to eligible applicants in the identified impacted counties, as funds are available, with priority given to applicants with verified household income at 80% or below the area median income (AMI) for the region in which they reside. Any awards tied to infrastructure improvements will support housing needs and will depend on the type, scale and location of the project. HUD directed the State to spend at least 70% of the funds on LMI households. Distribution of funds is based on the individual citizen. The State will adhere to HUD’s requirements to expend all funds within 6 years of the award date. In addition, the State will further target benefits within these income categories by considering racial, ethnic, disability and age-dependent status. Where practicable, racial, ethnic, disability and age-dependent populations will be prioritized for assistance.

CDBG funds will be awarded to UGLGs in a competitive application process.

The use of the CDBG-DR funds may be used to address the following activities, with primary emphasis and preference to the construction of new housing units.

1. Construct new housing units
2. Repair/rehabilitation of existing housing units
3. Acquisition and demolition
4. Mitigation enhancement measures, improvement of resilience
5. Ancillary home improvements such as elevation and access ramps
6. Assist communities to repair and/or replace infrastructure

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$71,149.33	\$15,326,149.33
Total Budget	\$71,149.33	\$15,326,149.33
Total Obligated	\$329,695.33	\$12,696,674.33
Total Funds Drawdown	\$9,455.55	\$12,055,294.28
Program Funds Drawdown	\$9,455.55	\$12,055,294.28



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,000.00	\$12,010,977.78
HUD Identified Most Impacted and Distressed	\$25,000.00	\$10,628,085.48
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Middleton	\$ 25,000.00	\$ 3,000,000.00
Viola	\$ 0.00	\$ 2,864,000.00
OREGON, VILLAGE OF	\$ 0.00	\$ 0.00
Ontario Village of	\$ 0.00	\$ 1,398,141.00
Rock Springs	\$ 0.00	\$ 1,070,348.87
SUN PRAIRIE, CITY OF	\$ 0.00	\$ 0.00
State of Wisconsin	\$ 0.00	\$ 312,543.43
Village of Chaseburg	\$ 0.00	\$ 34,127.94
Village of LaFarge	\$ 0.00	\$ 2,346,451.00
Village of Mazomanie	\$ 0.00	\$ 985,365.54

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	100.00%	79.66%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$10,281,075.00	\$14,658,399.33	\$11,699,229.00
Limit on Public Services	\$2,303,250.00	\$.00	\$.00
Limit on Admin/Planning	\$3,071,000.00	\$667,750.00	\$356,065.28
Limit on Admin	\$767,750.00	\$667,750.00	\$356,065.28
Most Impacted and Distressed	\$12,284,000.00	\$11,589,775.46	\$10,628,085.48

Overall Progress Narrative:

All funds have been fully committed to activities. The final two affordable housing projects are underway with one project two to be completed this year and the final project by next fall.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1 Admin, 1 Admin	\$9,455.55	\$667,750.00	\$356,065.28
2 Housing, 2 Housing	\$0.00	\$11,525,596.20	\$8,537,575.20
3 Infrastructure, 3 Infrastructure	\$0.00	\$3,161,653.80	\$3,161,653.80
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # / 1 Admin / 1 Admin



Grantee Activity Number: 1-1 WI DOA Admin
Activity Title: 1-1 WI DOA Admin

Activity Type:

Administration

Project Number:

1 Admin

Projected Start Date:

12/15/2020

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

1 Admin

Projected End Date:

12/15/2026

Completed Activity Actual End Date:

Responsible Organization:

State of Wisconsin

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2025 To Date

\$0.00 \$667,750.00

Total Budget

\$0.00 \$667,750.00

Total Obligated

\$0.00 \$667,750.00

Total Funds Drawdown

\$9,455.55 \$356,065.28

Program Funds Drawdown

\$9,455.55 \$356,065.28

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$312,543.43

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Administration for program operational costs of the CDBG DR program.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 2 Housing / 2 Housing



Grantee Activity Number: 2-1 Middleton MF Rental LM

Activity Title: 2-1 Middleton MF Rental LM

Activity Type:

Construction of new housing

Project Number:

2 Housing

Projected Start Date:

09/01/2021

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Cancelled

Project Title:

2 Housing

Projected End Date:

09/01/2023

Completed Activity Actual End Date:

Responsible Organization:

City of Middleton

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

New construction of 50 LMI affordable rental housing units within the City of Middleton. A 20 year affordability period will be required with a deed restriction. The City of Middleton will procure for a developer to construct the units. The property will be managed by the developer after construction and the city will be responsible for ensuring continued affordability.

Location Description:

The project will be located within the City of Middleton city limits.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 6908 Century Avenue, Middleton, Wisconsin 53562

Property Status: Completed	Affordability Start Date: 03/15/2025	Affordability End Date: 03/14/2045
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Description of Affordability Strategy:

Deed restriction and grant for affordable housing rental units. 20 year deed restriction.

Activity Type for End Use: Construction of new replacement housing	Projected Disposition Date: 03/15/2025	Actual Disposition Date:
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National Objective for End Use: Low/Mod-Income Housing	Date National Objective is met: 03/15/2025	Deadline Date:
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Description of End Use:

52 unit affordable rental housing in the city of Middleton. 51% of units are reserved for LMI HH with below market rents.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 2-10 Habitat for Humanity

Activity Title: 2-10 C. of Sun Prairie Affordable Housing Projects

Activity Type:
Construction of new housing

Project Number:
2 Housing

Projected Start Date:
01/01/2023

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod-Income Housing

Activity Status:
Under Way

Project Title:
2 Housing

Projected End Date:
06/30/2025

Completed Activity Actual End Date:

Responsible Organization:
SUN PRAIRIE, CITY OF

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	(\$1,927,125.67)	\$304,695.33
Total Budget	(\$1,927,125.67)	\$304,695.33
Total Obligated	\$304,695.33	\$304,695.33
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Funds will be used in conjunction with the Dane County Habitat for Humanity to construct 10 LMI single family homes. Homes will be sold to LMI households. Homes will have a 5 year affordability period and secured by a deed restriction or forgivable mortgage.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	2/0
#Low flow toilets	0	0/0
# of Section 3 Labor Hours	0	0/0



# of Targeted Section 3 Labor	0	0/0
# of Total Labor Hours	0	0/0
#Units exceeding Energy Star	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/10
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	2/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/10	2/10	100.00
# Owner	0	0	0	0/0	2/10	2/10	100.00
# Renter	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 2-12 Middleton MF Rental

Activity Title: 2-12 Middleton MF Rental

Activity Type:
Construction of new housing

Project Number:
2 Housing

Projected Start Date:
06/26/2023

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod-Income Housing

Activity Status:
Completed

Project Title:
2 Housing

Projected End Date:
05/31/2025

Completed Activity Actual End Date:

Responsible Organization:
City of Middleton

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$25,000.00	\$3,000,000.00
Total Funds Drawdown	\$0.00	\$2,975,000.00
Program Funds Drawdown	\$0.00	\$2,975,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,000.00	\$3,000,000.00
City of Middleton	\$25,000.00	\$3,000,000.00
Most Impacted and Distressed Expended	\$25,000.00	\$3,000,000.00

Activity Description:

New construction of 52 rental units including a minimum of 51% of the units will be rented to LMI households with affordable rents. Units constructed to replaced loss of affordable housing units exasterbated by the DR event.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	66/52
#Low flow toilets	0	66/52



# of Section 3 Labor Hours	0	6013/100
# of Total Labor Hours	0	14023/3000
#Units exceeding Energy Star	0	52/52
#Units with bus/rail access	0	52/52

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	22/0	19/52	52/52	78.85
# Renter	0	0	0	22/0	19/52	52/52	78.85

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

