



**State of Wisconsin**  
Department of Commerce  
(DUNS No. 80-903-6098)

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# **2010-2014 Consolidated Plan**

Including the 2010 Annual Plan

## ***Summary***

**For the State's Housing, Community  
and Economic Development Needs**

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**State of Wisconsin ■ Jim Doyle, Governor**  
**Department of Commerce ■ Richard J. Leinenkugel, Secretary**



## INTRODUCTION

This *2010-2014 Consolidated Plan*, referred to as the *Plan* and covering a period of 5 years, represents significant planning and application efforts by the State of Wisconsin to secure federal funds earmarked to meet the critical housing and community needs of the State's citizens. The funds, which in a typical year total \$47 million, are available through four formula grant programs of the U.S. Department of Housing and Urban Development (HUD). These resources play a key role in making Wisconsin's non-entitlement communities a better place to live.

The *2010-2014 Consolidated Plan*, effective from April 1, 2010, through March 31, 2015, serves many objectives. It is the State of Wisconsin's application to HUD for the Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons With AIDS (HOPWA).

The Plan promotes program coordination, sets forth priorities, and serves as a guide in coordinating the delivery of limited housing, community and economic development resources to meet the needs of various program clientele.

The Plan further strengthens the working relationships of federal, state, and local governments and organizations working to provide decent housing, suitable living environments and expand economic opportunities for very low, low, and moderate-income persons. The Plan is a culmination of an extensive participatory process, which included numerous individual and group meetings, an extensive online survey with 157 individuals and organization/agency responses, the receipt of several written comments from state agencies and state-wide/regional organizations for the 2010-2014 Plan preparation. The valuable input received through the information gathering process, allows us to improve program effectiveness and coordination, as well as identify areas that need further attention to help address unmet needs.

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This Summary highlights key points and overall themes, and the six main parts of the Consolidated Plan. The six parts are:

- *Part I: Coordinating and Managing the Process*
- *Part II: Citizen Participation*
- *Part III: Housing and Community Development Needs*
- *Part IV: Housing and Community Development Priorities*
- *Part V: Action Plan -- One-Year Use of Funds*
- *Part VI: Outcomes*

### **Part I: Coordinating and Managing the Process**

The Wisconsin Department of Commerce is the agency responsible for developing the Consolidated Plan and its related documents since it administers all four U.S. Department of Housing and Urban Development (HUD) formula programs covered by the Plan.

The Plan is submitted to HUD using the CPMP tool (an electronic template developed and supported by HUD Field Office staff). The Plan incorporates a HUD mandated outcome measurement system, consisting of overarching objectives, outcome categories and output indicators that significantly improves reporting program benefits to Congress and OMB.

Input into the development of the Consolidated Plan involved State agencies, including the Department of Administration (DOA); Department of Children and Families (DCF); Department of Corrections (DOC), Department of Health Services (DHS); Department of Public Instructions (DPI), Department of Workforce Development (DWD); Department of Veterans Affairs (DVA); and the Wisconsin Housing and Economic Development Authority (WHEDA); as well as non-profit housing providers, local governments and other private organizations and citizens.

### **Part II: Citizen Participation**

The State has consulted with a wide range of public, private and non-profit agencies in preparation of the Consolidated Plan. The State provided an extensive participatory process, which included a well publicized comprehensive online survey with 157 individuals and organization/agency responses, numerous individual and group meetings, and the receipt of several written comments from state agencies and state-wide/regional organizations for the 2010-2014 Plan

On February 12 and 22, 2010, Commerce published a notice in the Wisconsin State Journal regarding the public hearing being held on February 26, 2010. No individuals registered at the public hearing. On February 26, 2010, Commerce published a notice in the Wisconsin State Journal regarding the 30 day public comment period for the draft Plan that was available on the Commerce website. Commerce provided a reasonable number of free copies of the Plan, including making copies available at all major libraries; and took other actions to ensure that citizen voices were heard in the process. Any amendments to the Plan and performance reports will be subject to public review, as well.

### **Part III: Housing and Community Development Needs**

To evaluate Wisconsin's housing and community development needs, it is important to observe the historical, social, and economic factors impacting Wisconsin's residents, families, and households. Analyzing changes in population size, geographic distribution and composition along with household

and family characteristics, labor force participation, income and poverty levels, racial and ethnic diversity, and the market and inventory conditions of Wisconsin housing reinforces where priorities for resource allocations continue to be most critical. In addition to the 2000 Census, estimates generated by the American Community Survey (ACS) in 2007, or the 2005-2007 ACS 3-year estimates were used where available.

The State of Wisconsin experienced a 5.8% increase in its population from 2000 to 2008, having gained 311,441 new residents (based on DOA estimates). Population growth varied geographically. Counties in the “Milwaukee Metro” (Milwaukee, Ozaukee, Washington, and Waukesha) grew by only 2.53% while the 15 counties in the “Other Metro,” category had the fastest population growth, increasing by 8.03%. The remaining 53 counties making up the “Balance of State” grew at 5.94%. Limiting analysis to regions that do not receive CDBG entitlements directly from HUD (often referred to as the “Wisconsin Program”), population grew at 8.3%. The fastest growing region is still the Other Metro (excluding Dane County and the Cities of Appleton, Beloit, Eau Claire, Green Bay, Janesville, Kenosha, La Crosse, Neenah, Oshkosh, Racine, Sheboygan, Superior, and Wausau) at 11.08%. Milwaukee Metro (excluding Milwaukee and Waukesha counties) follows at 8.85%. The Balance of State (excluding the City of Fond Du Lac) grew at 6.81%. The population growth rate has slowed compared to that of the 1990s, when the State expanded at a 9.42% rate for the period. The DOA projects that by 2010 the State’s population will exceed 5.7 million.

The age composition of the State’s population has change significantly between 2000 and 2008. Changes include (data from 2000 Census and 2007 ACS 1-year estimates):

- An increase of 356,044 (4.00%) of residents from 0 to 4 years of age;
- A decrease of 63,749 (5.36%) of residents who are 5 to 19 years old;
- A relatively small increase of 31,863 (3.00%) young adults;
- A fairly large increase of 155,328 (8.35%) of adults between the ages of 35 and 59; and
- A significant increase of 100,819 (11.11%) of adults 60 and older.

From 2000 to 2008, Wisconsin experienced fairly small changes in the composition of the state’s racial and ethnic groups. Although the number of white residents of the state increased, they decreased 1.41% as a percentage of the State’s total population. American Indians also experienced a decline both as a percentage of the total population and in absolute number. When entitlement cities and counties are removed from the total, 95.50% of the population is White, 0.79% is Black or African American, 1.03% is American Indian or Alaska Native, 0.91% is Asian, 0.02% is Native Hawaiian or other Pacific Islander, 0.82% identifies as some other race, 0.92% are of two or more races, and 2.06% are Hispanic or Latino of any race. The distribution of racial and ethnic groups varies significantly by geography.

The DHS has estimated that number of people with physical disabilities will grow to 373,654 and the number of persons with a sensory disability will grow to 163,210 in 2010. 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.

According to 2007 ACS 1-year Estimates, 10.8% of Wisconsin residents fell below the poverty threshold in 2007. This is a significant increase from 1999, when it was 8.7%. Poverty among children has followed the same pattern, as it increased from 11.2% in 2000 to 14.4% in 2007.

According to the National Low Income Housing Coalition study Out of Reach, 2009, Publication the estimated mean (average) wage for a renter is \$12.11 per hour. In order to afford the HUD fair market rent for a two bedroom unit at this wage, a renter must work 47 hours per week, 52 weeks per year. Or working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable. Households in the very low- and low-

income ranges have great difficulty finding adequate housing within their means that accommodates their needs.

The 2000 Census reported that 211,912 households had an income at or below 30% of MFI and that these households were the group primarily affected by housing problems where 72.9% of the renters and 75.9% of the owners had housing problems. Overall minority rental and owner households tended to have higher incidences of housing problems than White non-Hispanic households and housing problems were more prevalent in metropolitan areas.

The national housing crisis has upturned markets across the country, and Wisconsin is no exception. The number of homes sold in Wisconsin decreased 20% from 2007 to 2008 (according to the Wisconsin Realtors Association (WRA)) and building permits for new houses have been steadily decreasing since 2003 (according to data from the State of the Cities Data Systems). Foreclosure rates are very high in the Midwest and Wisconsin had the twentieth highest foreclosure rate in June of 2009. While home prices have fallen since their peak in the first quarter of 2007, the WRA reports that they are still 25.3% above price levels in the first quarter of 2001, which is more than the rate of inflation.

The large changes in both the housing market and the general economy make changes in affordability of homes in Wisconsin difficult to determine. Nationwide, there is a growing disparity between incomes and home prices. The current crisis is bringing down home prices, but as the economy suffers, more people are experiencing wage decreases or job loss. It is unclear how these two factors balance out. Further, many former homeowners or people who had planned to buy homes in the near future are returning to the rental market. This is particularly applying pressure to the low number of affordable rental units. According to the Joint Center for Housing Studies at Harvard University, nationwide, the number of rental units that are affordable to households earning \$16,000 decreased 17% between 1995 and 2005. Fair Market Rents increased in all but two counties in Wisconsin between 2005 and 2009. Meanwhile, though home prices are down, they still remain well above pre-housing boom levels. In all, the current economic crisis may have made affordability a bigger problem in Wisconsin.

With the advent of predatory lending, subprime mortgages, and high unemployment rates, foreclosures have become much more common in today's housing market. According to data from the UW-Extension, the number of foreclosures from 2007-2008 in Wisconsin increased in all counties except Langlade and Manitowoc. When looking at foreclosure cases from 2006, when housing prices began to decline, to 2008, the increase is even more drastic. Foreclosure cases increased 52% statewide, but varied from 5 counties in which cases decreased (Portage, Menominee, Price, Ashland, and Manitowoc) to increases of more than 100% in Adams and Marquette counties. The majority of counties experienced increases between 30 and 70 percent. Comparing the first two quarters of 2009 to 2008 shows that foreclosure cases keep increasing, with a 20.5% increase statewide.

Many studies predict that the number of foreclosures will continue to increase in the upcoming years both in Wisconsin and across the United States due to the amount of adjustable rate mortgages with balloon payments coming due and the increasing unemployment rates limiting one's ability to pay any bill. A study conducted by the Center for Responsible Lending estimates that 83,400 homes will be lost through foreclosure over the next four years in Wisconsin alone.

Rent contracts between tenants and landlords are severed when the owner of a rental unit files for foreclosure. Foreclosures automatically terminate most tenancies in Wisconsin. Given the financial straits of the defaulting landlord, tenants generally lose their security deposits and any prepaid rent.

#### **Part IV: Housing and Community Development Priorities**

The Consolidated Plan addresses the overall strategy for addressing a variety of housing, community, and economic development needs. The focus of the activities and strategies described in this 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 and responsiveness with accountability.

This Plan clearly recognizes the efforts of Commerce, in partnership with other local, state and federal entities sharing common goals and interests. These other entities also include tribes, local and regional organizations or commissions and non-profit and for-profit corporations.

The Department's response to the identified housing and community development priority needs must be broad-based and sensitive to local markets that are both economically and geographically diverse, including support of shared-appreciation housing models such as land trusts.

## **Housing**

Areas of special focus will include promotion of residential rehabilitation; rental assistance; and assistance for the homeless and special needs populations, with the highest priority of investment for households at the very low-income level. To address the wide variety of critical needs to expand affordable housing opportunities, resources will be directed to projects that:

- Improve affordable rental housing opportunities for extremely low-, very low-, low- and moderate-income households by providing rental assistance, supporting production of affordable rental units, including those for large families and persons with disabilities, and supporting efforts to preserve affordable rental units with expiring contracts that are at greatest risk of being converted to market rate units
- Improve homebuyer opportunities for low- and moderate-income households
- Preserve and increase the availability of safe, sanitary housing for low- and moderate-income owners and renters including the reduction of lead-based paint hazards
- Assist special subpopulations and special needs groups with shelter, housing assistance, and other services including homeless prevention and rapid rehousing activities, expansion of permanent housing and rental assistance
- Support financial and other activities designed to prevent residential foreclosures and address the consequences of vacant, abandoned or foreclosed properties
- Promote visitability and universal design in affordable housing construction, conversion, and major rehabilitation
- Endorse green building practices, and promote Energy Star® improvements and other energy efficient and renewable energy technologies, and use of non-toxic materials in affordable housing construction, conversion, and rehabilitation
- Advance fairness and accessibility for low-income housing consumers through supporting information dissemination, enforcement and compliance with fair housing laws
- Sustain efforts to provide housing disaster relief and mitigation

## **Public Facilities**

Non-housing 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 facilities that provide needed public service such as clinics, libraries, and related activities. Resources will be directed to projects that alleviate threats to public health, safety, or welfare, or reduce slum and blight, or respond to an urgent local need, and:

- Ensure the affordability of basic services that enhance community vitality
- Promote improved housing and economic opportunities for low- and moderate-income households
- Support revitalization of established neighborhoods, downtown business districts, blighted sites, and minimize sprawl by promoting reinvestment in existing community assets
- Assist capital improvement projects that support previous planning efforts and are part of a broader community development strategy that spurs new public and private investment
- Facilitate accessibility improvements in public facilities
- Encourage the use of energy efficient design, retrofitting, and equipment
- Respond to natural and man-made disasters or catastrophic events

### **Economic Development**

Economic development program resources will be directed to projects that meet the following goals and create and expand economic opportunity in our communities, focusing on both workers and businesses, and support the overall Division of Business Development goals to:

- Encourage business capital investment that supports job creation through expansion
- Foster new businesses that result in job creation
- Assist businesses that are considering closing or reducing employment levels to be able to retain those positions
- Support job training and skill development
- Promote entrepreneurial development and small business start-ups
- Support incubators and microenterprises
- Support regional economic development strategies
- Respond to urgent local needs such as man-made or natural disasters that have county-wide impact

### **General Program**

Efforts will be extended to insure maximum state coverage of program resources. Emphasis shall also be placed on enhancing local capacity building and on integrating program resources as opportunities and situations arise in disadvantaged and under-served areas.

Proven program approaches as well as efforts to improve strategies and explore more efficient and effective approaches to address community needs will be pursued to maximize responsiveness.

- The Department will continue collaborative efforts with WHEDA, HUD, USDA Rural Development, and US Department of Commerce-EDA to address special housing and community and economic development opportunities and sponsor basic training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.
- The Department will review current policies and procedures related to maximizing the efficient reuse of program income funds to meet critical needs. The Department will pursue modifications where redirecting resources could address needs in programs that are over subscribed or programs with critical unmet needs.

**Part V: Annual Plan -- One-Year Use of Funds (2010-2011)**

**Annual Plan April 1, 2010 - March 31, 2014**  
**NEW RESOURCES**  
**HUD COMMUNITY PLANNING AND DEVELOPMENT**  
**FORMULA ALLOCATION PROGRAMS**

<b>Program</b>	<b>HUD Authorization</b>	<b>Program Income/ Recaptured Funds</b>	<b>TOTAL FUNDS</b>	<b>Fiscal Year of HUD Authorization</b>
Community Development Block Grant (CDBG)	<b>\$30,689,421</b>	\$2,100,000	<b>\$31,768,738</b>	FY'10
<i>Housing<sup>2</sup></i>	<i>9,206,827</i>	<i>100,000</i>	<i>\$9,306,827</i>	<i>FY'10</i>
<i>Community Development<sup>2</sup></i>	<i>10,741,297</i>	<i>2,000,000</i>	<i>\$12,741,297</i>	<i>FY'10</i>
<i>Economic Development<sup>2</sup></i>	<i>10,741,297</i>		<i>\$10,741,297</i>	<i>FY'10</i>
Home Investment Partnership Program (HOME)	<b>\$13,314,336</b>	2,000,000	<b>\$15,314,336</b>	FY'10
Emergency Shelter Grants (ESG)	<b>\$ 1,972,816</b>	0	<b>\$ 1,972,816</b>	FY'10
Housing Opportunities for Persons with AIDS (HOPWA)	<b>\$ 455,271</b>	0	<b>\$ 455,271</b>	FY'10
<b>TOTAL REVENUE-HUD CPD PROGRAMS</b>	<b>\$46,431,844</b>	<b>\$4,100,000</b>	<b>\$50,531,844</b>	

<sup>2</sup>Available CDBG funds may be reallocated for the CDBG Emergency Assistance Program (CDBG-EAP) as needed.

**CDBG Program:**

- \$30,689,421 available in Federal FY'10 formula allocations
- funds available to "Small Cities" (local units of government that do not receive direct HUD CDBG entitlement allocations)
- in rare cases, funds may be used in entitlement areas if a project can document significant regional or statewide impact benefiting low- and moderate- income persons

**Economic Development:**

- approximately \$10.7 million available for Economic Development activities and potential use of program income based on allocation and utilization of funds
- funds available through an application process to:
  - ✓ local governments for loans to businesses in order to create or retain jobs;
  - ✓ local governments for awards to businesses for training needs
  - ✓ local governments for awards to businesses for capital investment or new technologies
  - ✓ support a statewide system of entrepreneurial and microenterprise development
  - ✓ support small businesses
- Commerce will award an estimated 10 loans which will assist in creating or retaining approximately 1,000 new jobs, 510 of which shall be for low- and moderate-income workers

- Commerce will also make awards (grants, loans, or equity investments) for employee training, fixed asset and working capital financing, and other activities allowed under the federal guidelines.

Housing:

- approximately \$9.3 million available for Housing activities including FY'10 HUD authorization funds and \$100,000 (estimate) program income and recaptured funds
- funds available through application and random selection award process to local governments
- eligible activities: owner-occupied and renter-occupied rehabilitation, accessibility modifications, homestead (down-payment and closing cost assistance, combined in some situations with rehabilitation), new housing site development and certain acquisition costs, small-scale public facilities improvements
- up to \$1,000,000 set aside for special project initiatives (available on a continuous basis) for making affordable housing units newly available to low- and moderate-income households.
- any available funds may be made available for responding to emergency housing needs necessitated by a disaster.
- CDBG Housing will assist approximately 350 households in 2010-2011

Community Development:

- approximately \$12.7 million available for Community Development activities including FY'10 HUD authorization funds and \$2 million (estimate) program income and recaptured funds
- funds available through an ongoing application process to local governments
- funded projects relate to:
  - Public Facilities:
    - ✓ assist local communities in financing of public infrastructure and buildings (water and sewer transmission and treatment, streets, parks, curbs and sidewalks; handicapped access projects for municipal facilities, and municipally owned and operated public facilities) that serve primarily low- and moderate-income persons
    - ✓ up to \$8 million will be awarded to an estimated 15-18 communities
    - ✓ grants will benefit an estimated 18,000 households, of whom approximately 9,500 will be of low- or moderate-income
  - Public Facilities for Economic Development:
    - ✓ assists local governments in financing infrastructure (water and sewer transmission and treatment, streets, curbs and sidewalks) that directly supports business expansion, increased employment opportunities, and adding to municipality's tax base
    - ✓ up to \$3.0 million will be awarded to an estimated 8-10 communities
    - ✓ grants will assist in creating or retaining approximately 300 jobs, 225 of which will be for low- and moderate-income workers
    - ✓ projected activity for the program is likely to be impacted by the rate of the overall economy
  - Preservation and Blight Elimination:
    - ✓ funds are available to communities with established Main Street programs or having an active local business organization committed to revitalizing its downtown
    - ✓ assist communities in partnership with Main Street organizations and local business organizations
    - ✓ up to \$1 million will be awarded to an estimated 5 communities
    - ✓ grants will assist Main Street and downtown business retention and expansion, façade treatment and building rehabilitation, as well as other Main Street type projects that are CDBG eligible activities

- Planning Grants:
  - ✓ designed for specific planning program to respond to major local economic or community development proposals or unexpected economic activities that adversely impact the community
  - ✓ funds available through an application process
  - ✓ up to \$350,000 will be awarded to an estimated 15-18 communities
  - ✓ grants are limited to planning for projects that if implemented are CDBG eligible activities
- Emergency Assistance Program
  - ✓ any available funds may be used for responding to emergency community development and housing needs necessitated by a disaster.

**HOME Program:**

- estimated \$15.3 million available in Federal FY'10 formula allocation including program income and recaptured funds
- at least 15% HOME aid funds available to Community Based Housing Development Organizations (CHDOs) for providing affordable housing units
- up to \$900,000 available for special projects that assist communities addressing broader community development activities
- funds disbursed by formula and through competitive processes
- funds available statewide (except in HOME participating jurisdictions)
- eligible activities: homeowner rehabilitation including accessibility modifications, renter rehabilitation, rental housing development, home buyer assistance, home buyer lease-purchase assistance, tenant-based rental assistance, and special projects
- continued funding of the Fresh Start initiative that provides at-risk young people with education, skills, and career direction through opportunities for meaningful service in their communities while helping construct affordable housing units for low-income families
- HOME funding will leverage an estimated \$25,000,000 in other private and public funding
- HOME funding will assist approximately 1,000 households in 2010-2011

**Emergency Shelter Grant (ESG) Program:**

- almost \$2 million available
- funds available through competitive process (in combination with State Shelter Subsidy Grants and Homeless Prevention Program Grants) to local governments and nonprofit agencies; overall funds allocated on percentage basis to regions of state (currently up to 40% to metropolitan Milwaukee counties, up to 40% to other metropolitan counties, and 20% to non-metropolitan counties)
- state funded Interest Bearing Real Estate Trust Accounts (IBRETA) revenues supplement ESG funds
- eligible activities: renovation, rehabilitation, and conversion of buildings for use as emergency shelters or transitional housing for homeless households; provision of essential services (up to 40% of funds with a HUD waiver); payment of maintenance and operations; homelessness prevention (up to 30% of grant);
- ESG funding will provide shelter and prevention services to approximately 8,500 households in 2010-2011

**Housing Opportunities for Persons With AIDS (HOPWA) Program:**

- \$455,271 in federal FY'10 funding available (separate allocation for Milwaukee metropolitan area)

- funds available through competitive process
- eligible activities: housing assistance—such as support services, rent and utility assistance, security deposits and housing counseling—aimed at preventing homelessness
- HOPWA funding will provide assistance to approximately 150 households in 2010-2011

**State Housing Funds - Housing Cost Reduction Initiative (HCRI):**

- \$1,300,000 available annually to assist homeowners with foreclosure prevention, homebuyers with closing costs and other financial assistance
- funds available through competitive grant process to housing authorities, Native American Indian Tribes, and for-profit and non-profit corporations throughout the state
- for 2010-2011, an estimated 225 homebuyer households will be assisted

**State Homeless Assistance and Homeless Prevention Funds:**

**State Shelter Subsidy Grants (SSSG):**

- \$1,513,600 State funds available to support homeless and emergency shelter program's operations
- eligible applicants are a county or municipal governing body or agency, for-profit entities, an Indian tribal government, a community action agency, or other private non-profit organization. Only generic emergency facilities and voucher programs are eligible.
- SSSG funds cannot exceed 50% of an agency's annual operating budget.
- funds distributes throughout the State by formula, based on past shelter use and anticipated need, to the three "regions" of the State defined by statute (Milwaukee County, Dane County and the remainder of the State).
- for 2010-2011, an estimated 12,000 homeless households will be assisted

**Transitional Housing (TH) Grants:**

- \$400,000 State funds available to promote the development and/or expansion of supportive housing and supportive services to assist homeless individuals and families in their transition from homelessness and to enable them to live as independently as possible.
- funds made available in a combined application with ESG and HPP programs
- eligible applicants are a county or municipal governing body or agency, for-profit entities, a community action agency, or other private non-profit organization.
- eligible activities: leasing costs for facility based and non-facility based programs, operating costs of housing, supportive service costs
- in 2010-2011, an estimated 978 homeless households will be assisted

**Homeless Prevention Program (HPP) and Critical Assistance (CA) Grants:**

- \$1,015,000 HPP funds available in an annual ESG-TH-HPP combined application
- \$ 282,800 CA funds available for homeless prevention activities in those areas of the State not covered by ESG-TH-HPP
- eligible homeless prevention include: rent (including security deposit, first and last month's rent, and rent subsidy for up to 12 months); mortgage foreclosure prevention; and, utility costs (related to heat, gas, light, water, and public or private sewerage, including deposit or hook-up charges)
- in 2010-2011, HPP and CA will assist over 3,000 homeless households

**Interest Bearing Real Estate Trust Accounts (IBRETA)**

- estimated \$200,000 in funds will supplement homeless program funds
- funds generated by state law requiring banks to remit interest on real estate brokers trust accounts to the State for homeless programs

**2010-2014 WISCONSIN CONSOLIDATED PLAN  
PRIORITY NEEDS SUMMARY TABLES**

<b>PRIORITY HOUSING NEEDS</b>		<i>% of median</i>	<u>Priority Need Level</u>		
			0-30%	31-50%	51-80%
RENTER	Small Related	Cost Burden >30%	<b>High</b>	Medium	Medium
		Cost Burden >50%	<b>High</b>	<b>High</b>	Medium
		Substandard	<b>High</b>	<b>High</b>	Medium
		Overcrowded	<b>High</b>	<b>High</b>	Medium
	Large Related	Cost Burden >30%	<b>High</b>	Medium	Medium
		Cost Burden >50%	<b>High</b>	<b>High</b>	Medium
		Substandard	<b>High</b>	<b>High</b>	Medium
		Overcrowded	<b>High</b>	<b>High</b>	Medium
	Elderly & Special Needs	Cost Burden >30%	<b>High</b>	<b>High</b>	Medium
		Cost Burden >50%	<b>High</b>	<b>High</b>	Medium
		Substandard	<b>High</b>	<b>High</b>	Medium
		Overcrowded	<b>High</b>	<b>High</b>	Medium
OWNER		Cost Burden >30%	<b>High</b>	Medium	Medium
		Cost Burden >50%	<b>High</b>	<b>High</b>	Medium
		Substandard	<b>High</b>	<b>High</b>	Medium
		Overcrowded	<b>High</b>	<b>High</b>	Medium
<b>PRIORITY HOMELESS NEEDS</b>			<u>Priority Need Level</u>		
		Families	Individuals	Persons w/ Special Needs	
Assessment/outreach		<b>High</b>	<b>High</b>	<b>High</b>	
Emergency Shelter		Medium	<b>High</b>	Medium	
Transitional Housing		Medium	Medium	Medium	
Permanent Supportive Housing		<b>High</b>	<b>High</b>	<b>High</b>	
Permanent Housing		<b>High</b>	<b>High</b>	<b>High</b>	
<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>					
<b>PUBLIC FACILITIES</b>		<u>Priority Need Level</u>	<b>INFRASTRUCTURE IMPROVEMENTS</b>	<u>Priority Need Level</u>	
Senior Centers		Medium	Flood Drainage	Medium	
Neighborhood Facilities		Medium	Water & Sewer	Medium	
Child Care Centers		Medium	Street	Medium	
Parks/Recreation		Medium	Sidewalk	Medium	
Health Facilities		Medium	Sewer	Medium	
Parking Facilities		Medium	Asbestos Removal	Medium	
Planning		Medium	Telecommunications	Medium	
Other Public Facilities		Medium	Other	Medium	
Non Residential Historic Preservation		Medium			

**Part VI: Outcome Measurement System**

HUD’s Consolidated Plan regulations include the requirement that “Each State provide outcome measures for activities included in its action plan in accordance with guidance to be issued by HUD.” The HUD Performance Measurement System for all four HUD formula grant programs contains:

Three Overarching Objectives:

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

With

Three Outcome Categories:

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

The tables below summarize the results Commerce expects for 2010-2011. Actual outcome measurements will be captured in the HUD Consolidated Annual Performance and Evaluation Reporting.

**Providing Decent Housing Objective**

Outcome	Activity	Indicator	Estimated 2010 Total
Availability / Accessibility	<b>New Housing Units</b> <ul style="list-style-type: none"> <li>• Rental Housing Development</li> <li>• Owner Housing Development</li> </ul>	Housing Units Assisted	162 Rental 52 Owner
	<b>Public Infrastructure</b> <ul style="list-style-type: none"> <li>• Water &amp; sewer, street extensions, etc., for housing development</li> </ul>	Persons Assisted	60
Affordability	<b>Housing Rehabilitation</b> <ul style="list-style-type: none"> <li>• Rental Rehab</li> <li>• Owner Rehab</li> </ul>	Housing Units Assisted	74 Rental 511 Owner
	<b>Homebuyer Assistance</b> <ul style="list-style-type: none"> <li>• First-time Homebuyers</li> <li>• Downpayment, closing costs</li> <li>• New Construction Financing</li> <li>• Rehabilitation</li> </ul>	Households Assisted	375
Sustainability	<b>Public Site Improvements for Affordable Housing</b> <ul style="list-style-type: none"> <li>• Neighborhood Improvements (Drainage, etc.)</li> </ul>	Persons Assisted	1,500

### Creating Suitable Living Environment Objective

Outcome	Activity	Indicator	Estimated 2010 Total
Availability / Accessibility	<b>Public Facilities</b> <ul style="list-style-type: none"> <li>• Senior Centers</li> <li>• New treatment plants</li> <li>• Fire trucks</li> </ul>	Persons Assisted	3,000
	<b>Housing Assistance to Homeless Persons</b> <ul style="list-style-type: none"> <li>• Shelters</li> <li>• Rent &amp; Security Deposits</li> <li>• Supportive Services</li> </ul>	Households Assisted	18,370
	<b>Accessibility Improvements to Housing Units</b> <ul style="list-style-type: none"> <li>• Handicapped access improvements</li> </ul>	Housing Units Assisted	75
Sustainability	<b>Slum &amp; Blight Remediation</b> <ul style="list-style-type: none"> <li>• Site clearance</li> <li>• Site clean up</li> </ul>	Communities Assisted	3
	<b>Public Infrastructure</b> <ul style="list-style-type: none"> <li>• Water &amp; Sewer</li> <li>• Curb &amp; gutter, sidewalks, streets</li> <li>• Electrical</li> </ul>	Persons Assisted	7,700
	<b>Public Facilities</b> <ul style="list-style-type: none"> <li>• Libraries</li> <li>• Fire stations</li> <li>• Treatment plant upgrades</li> </ul>	Persons Assisted	4,000
	<b>Special Needs Housing Assistance</b> <ul style="list-style-type: none"> <li>• Rent</li> <li>• Utilities</li> <li>• Mortgage Payments</li> </ul>	Persons Assisted	300
	<b>Local/Regional Planning Efforts</b> <ul style="list-style-type: none"> <li>• Plans</li> </ul>	Communities Assisted	20

### Creating Economic Opportunity Objective

Outcome	Activity	Indicator	Estimated 2010 Total
Availability / Accessibility	<b>Public Facilities or Infrastructure for Businesses</b> <ul style="list-style-type: none"> <li>• Water &amp; sewer, streets, etc.</li> <li>• Treatment plants</li> <li>• Industrial Parks</li> </ul>	Jobs Created	300
Affordability	<b>Quality Job Creation or Retention</b> <ul style="list-style-type: none"> <li>• Business Loans &amp; Grants</li> </ul>	Jobs Created/Retained	980
	<b>Dairy Farm Job Creation</b> <ul style="list-style-type: none"> <li>• Business Loans</li> </ul>	Jobs Created/Retained	20
Sustainability	<b>Slum &amp; Blight Remediation for Business Creation or Expansion</b> <ul style="list-style-type: none"> <li>• Site clearance</li> <li>• Site clean up</li> </ul>	Jobs Created	20

