



State of Wisconsin
Department of Administration
(DUNS No. 80-903-5728)

2017 Annual Action Plan

State of Wisconsin ■ Scott Walker, Governor
Department of Administration ■ Scott Neitzel, Secretary

EXECUTIVE SUMMARY	4
AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)	4
PR-05 LEAD & RESPONSIBLE AGENCIES - 91.300(B)	8
Table 1 – Responsible Agencies	8
AP-10 CONSULTATION - 91.110, 91.300(B); 91.315(L)	9
Table 2 – Agencies, groups, organizations who participated	11
Table 3 - Other local / regional / federal planning efforts	17
AP-12 PARTICIPATION - 91.115, 91.300(C)	18
Table 4 – Citizen Participation Outreach.....	19
EXPECTED RESOURCES.....	20
AP-15 EXPECTED RESOURCES – 91.320(C)(1,2)	20
Table 5 - Expected Resources – Priority Table	20
ANNUAL GOALS AND OBJECTIVES	22
AP-20 ANNUAL GOALS AND OBJECTIVES – 91.320(C)(3)&(E)	22
Table 6 – Goals Summary	22
Table 7 – Goal Descriptions.....	24
AP-25 ALLOCATION PRIORITIES – 91.320(D).....	25
Table 8 – Funding Allocation Priorities.....	25
AP-30 METHODS OF DISTRIBUTION – 91.320(D)&(K)	27
Table 9 - Distribution Methods by State Program.....	27
AP-40 SECTION 108 LOAN GUARANTEE – 91.320(K)(1)(II)	49
AP-45 COMMUNITY REVITALIZATION STRATEGIES – 91.320(K)(1)(II)	51
AP-50 GEOGRAPHIC DISTRIBUTION – 91.320(F)	52
AFFORDABLE HOUSING	53
AP-55 AFFORDABLE HOUSING – 24 CFR 91.320(G)	53
Table 10 - One Year Goals for Affordable Housing by Support Requirement	53
Table 11 - One Year Goals for Affordable Housing by Support Type	53
AP-60 PUBLIC HOUSING - 24 CFR 91.320(J)	54
AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.320(H)	55

AP-70 HOPWA GOALS – 91.320(K)(4)	57
Table 12 - One Year Goals - HOPWA	57
AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.320(I)	58
AP-85 OTHER ACTIONS – 91.320(J)	60
PROGRAM SPECIFIC REQUIREMENTS	66
AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.320(K)(1,2,3)	66
Table 13 – CDBG Projects-Program Income	66
Table 14 –Other CDBG Requirements	66

EXECUTIVE SUMMARY

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

Introduction

This *2017 Annual Action Plan*, referred to as the *Plan*, covers the third year of the 2015-2019 Consolidated Plan (April 1, 2017, through March 31, 2018). It represents the planning and application efforts by the State of Wisconsin to secure federal funds earmarked to meet the critical housing and community needs of the State's citizens.

The State of Wisconsin has been awarded a total of \$39,815,756 in funding through five formula grant programs of the U.S. Department of Housing and Urban Development (HUD):

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

Summarize the objectives and outcomes identified in the Plan

The *Plan* addresses a variety of housing, community, and economic development needs. The goals, objectives, and activities focus on the evolving needs of low and moderate-income persons, including persons with special needs. The Plan develops strategies and actions offering flexibility and responsiveness with accountability.

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

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

The *2017 Annual Action Plan* has 14 separate goals.

- 1) Rehabilitate Owner Occupied Housing
- 2) Rehabilitate Rental Housing
- 3) Build New Rental Housing
- 4) Provide Down Payment Assistance to Homebuyers
- 5) Provide Tenant-Based Rental Assistance
- 6) Provide Homeless Assistance
- 7) Assist Communities with Public Facilities Projects
- 8) Create Jobs Through Economic Development Assistance and Job Training
- 9) Increase Housing Options for Persons with HIV/AIDS

- 10) Increase Access to Benefits
- 11) Assist Communities with Local Planning
- 12) Special Projects
- 13) Housing Trust Fund

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

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

All program activities will support the following outcomes to benefit the community or people served:

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

These goals and expected outcomes can also be found in the *2017 Annual Action Plan: AP-20 Annual Goals and Objectives*.

Evaluation of past performance

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

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

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

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

Summary of Citizen Participation Process and consultation process

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

In compliance with the 2015-2019 Consolidated Plan (Appendix A: Citizen Participation Plan), the Department of Administration held a public hearing and made the *2017 Annual Action Plan* available for public review and comment for 30 days prior to its submission to HUD.

On December 02, 2016 and December 09, 2016, the Department posted a legal notice in the State's newspaper of record, the Wisconsin State Journal. The notice announced both the December 16th, 2017 *Annual Action Plan* public hearing and the availability of the draft *Plan* on the DOA website during the public comment period (December 16, 2016 – January 16, 2017).

Summary of public comments

Please see Appendix F.

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

n/a

Summary

The Division of Energy, Housing and Community Resources offers a broad range of financial and technical assistance to improve and expand housing, increase affordable housing opportunities, and provide services to people without housing. The variety of federal and state programs it manages benefits persons with disabilities, low- and moderate-income residents, and homeless populations. The Division partners with local governments, homeless service providers, developers, and housing organizations throughout the state to improve housing conditions for low- to moderate-income Wisconsin residents. It distributes approximately \$36 million annually.

It is the Division of Energy, Housing and Community Resource's mission to assist Wisconsin governments, businesses, and non-profit agencies in building and sustaining quality communities. This mission is accomplished through the creation of economic opportunities, facilitation of local solutions to infrastructure issues, access to affordable housing and related services, and creation and retention of jobs. DEHCR is continuously working to expand the availability of quality housing in rural, underserved areas of Wisconsin. The Division's fair-share, regional approach to housing exemplifies this effort and is

key to the Division's housing strategy. The recently approved Rural Economic Area Development Initiative (READI) recognizes the importance of agriculture in Wisconsin, especially to the economic well-being of rural communities. READI has the goal of not only expanding economic opportunities in rural communities but also to benefit the workers in local industries.

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.300(B)

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator		Dept of Admin, Div of Energy, Housing & Community Resources
HOPWA Administrator		Dept of Admin, Div of Energy, Housing & Community Resources
HOME Administrator		Dept of Admin, Div of Energy, Housing & Community Resources
ESG Administrator		Dept of Admin, Div of Energy, Housing & Community Resources
HTF Plan		Dept of Admin, Div of Energy, Housing & Community Resources
HTF Administrator		Wisconsin Housing and Economic Development Authority

Introduction

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

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

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

DEHCR attended the 2016 "A Home for Everyone Conference" held in Appleton, WI on July 13-14, 2016. DEHCR staff solicited input on Wisconsin's housing, community development, and economic development needs and concerns. Staff were available to discuss and answer questions related to the 2017 Annual Action Plan.

DEHCR held a training session on October 4-5, 2016 for CDBG grantees including representatives from regional planning, economic development corps, consultants, and Units of General Local Government (UGLG). During the training, we discussed allowable activities based upon the Consolidated and Annual Action Plan. The Division encouraged participants to provide their ideas as it started planning for 2017 Annual Action Plan.

DEHCR attended the Wisconsin Housing and Economic Development Association (WHEDA) Conference on November 14, 2016 in Madison, WI. Participants learned about the Housing Trust Fund and were encouraged to communicate their thoughts about our 2017 Annual Action Plan. Participants were informed that the target date for public review was in mid-December.

DEHCR met with WI tribes in Bowler, WI on November 9, 2016 at the Wisconsin Department of Administration's Tribal consultation. Participants were encouraged to communicate their thoughts about our 2017 Annual Action Plan, and they were informed that the target date for public review was in mid-December.

DEHCR attended Congressman Duffy's Rural Hunger and Homelessness Summit in Rothschild, WI on December 12, 2016, which included public and private social service agencies, education, churches and other community organizations. Participants were encouraged to communicate their thoughts about our 2017 Annual Action Plan and visit our web site where the draft would be posted for public review.

DEHCR attended the 2016 Poverty Matters! Conference which was held in Appleton, WI on September 14-15, 2016. The Poverty Matters! Conference is committed to reducing poverty in communities in WI.

DEHCR staff was available for questions related to the 2017 Annual Action Plan, and encouraged public review and comments during the public comment period.

DEHCR attended the Governor's Northern Wisconsin Economic Development Summit held on November 10, 2016 in Minocqua, WI. The Summit provides an opportunity to address the unique challenges and opportunities of northern and rural Wisconsin's economy through a forum with the Governor's Cabinet, keynote speakers, and a series of workshops. Participants included state and local government, tribal representatives, business owners, and others. Participants were encouraged to communicate their thoughts about our 2017 Annual Action Plan, visit our web site where the draft would be posted for public review in mid-December, and provide us with their feedback.

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

DEHCR's Administrator and Bureau of Affordable Housing staff regularly attend Wisconsin CoC meetings and work closely with CoC staff to administer DEHCR programs. DEHCR attended the Wisconsin Balance of State Continuum of Care (WIBOSCOC) Quarterly meeting held on November 10-11, 2016. WIBOSCOC is a 501(c)3 non-profit organization serving all the counties in Wisconsin, except Dane, Milwaukee, and Racine. Participants were asked for their feedback, encouraged to communicate their thoughts about our 2017 Annual Action Plan, and visit our web site where the draft would be posted for public review in mid-December.

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail/Letter
16	Agency/Group/Organization	Wisconsin Department of Workforce Development (DWD)
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail/Letter
17	Agency/Group/Organization	Wisconsin Economic Development Corporation (WEDC)
	Agency/Group/Organization Type	Health Agency Quasi-governmental
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail/Letter
18	Agency/Group/Organization	WEST CENTRAL WISCONSIN COMMUNITY ACTION AGENCY INC.
	Agency/Group/Organization Type	Community Action Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail/Letter
19	Agency/Group/Organization	WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Quasi-governmental
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail/Letter
20	Agency/Group/Organization	Wisconsin Community Action Program Association (WISCAP)
	Agency/Group/Organization Type	Community Action Agency

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

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

DECHR consulted all relevant agencies.

Table 3 - Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Balance of State CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
Madison CoC 10 Year Plan	Madison CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
Milwaukee CoC 10 Year Plan	Milwaukee CoC	Assist those experiencing homelessness and decrease the number of people experiencing homelessness
Brown County Housing Authority	Brown County	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

Summarize citizen participation process and how it impacted goal-setting

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

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

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

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

Public Input Sessions: DEHCR held five Public Input Sessions and an online webinar throughout the state. All locations for the Public Input Sessions had accessibility features and were open to the public. They were chosen based on their location in order to distribute input sessions spatially around Wisconsin. The online webinar was filmed and available on DEHCR’s website for those who were unable to attend any of the Public Input Sessions, but still wanted to provide their input.

Table 4 – Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Input Session, Spooner, WI	Northwest Wisconsin	5 attendees	See 2015-2019 Consolidated Plan Appendix	
2	Public Input Session, Crandon, WI	Northeast Wisconsin	2 Attendees	See 2015-2019 Consolidated Plan Appendix	
3	Public Input Session, Stevens Point, WI	Central Wisconsin	5 Attendees	See 2015-2019 Consolidated Plan Appendix	
4	Public Input Session, Madison, WI	Southeast Wisconsin, Broad outreach, Wisconsin citizens	In person: 7 Attendees Online:36 Attendees	See 2015-2019 Consolidated Plan Appendix	
5	Public Input Session, Platteville, WI	Southwest Wisconsin	4 Attendees	See 2015-2019 Consolidated Plan Appendix	
6	Wisconsin Consolidated Plan Online Public Survey	Broad outreach, Wisconsin Stakeholders and Citizens	655 Respondents	See 2015-2019 Consolidated Plan Appendix	
7	A Home For Everyone Conference	Wisconsin Stakeholders	Approximately 250 Attendees	See 2015-2019 Consolidated Plan Appendix	
8	General Public Comment	Wisconsin Stakeholders and Citizens	5 Emailed comments	See 2015-2019 Consolidated Plan Appendix	

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).

Table 5 - Expected Resources - Priority Table

Program	Source of Funds	Expected Amount Available Year 3				Expected Amount Avail Reminder of ConPlan: \$
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	24,391,621	44,000,000*	0	68,391,621	48,800,000
HOME	public - federal	7,943,044	733,820	3,306,697	11,983,561	18,000,000
HOPWA	public - federal	542,067	0	54,314	596,381	1,000,000
ESG	public - federal	3,457,610	0	0	3,457,610	7,000,000
HTF	public - federal	3,481,414	0	3,007,084	6,488,498	6,000,000
Other	public - federal	0	0	0	0	0

**This includes Housing and Economic Development Revolving Loan Fund (RLF) dollars held in local communities.*

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

CDBG Economic Development funding is often used as gap financing, allowing it to leverage other sources of funds at the local level. CDBG Public Facilities, Planning, and Public Facilities for Economic Development have a 50% match requirement. This requirement is often satisfied using funds from local government and other state or federal agencies.

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

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

If appropriate, describe 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 and the Housing Trust Fund to coordinate affordable housing resources. Members of WHEDA's staff provide advice to DEHCR's Rental Housing Development (RHD) program.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES – 91.320(C)(3)&(E)

Table 6 – Goals Summary

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Owner Occupied Housing	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$11,722,460 HOME: \$2,289,554	Homeowner Housing Units Rehabilitated: 591
2	Rehabilitate Rental Housing	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$1,459,418 HOME: \$1,197,772	Rental Housing Units Rehabilitated: 117
3	Build New Rental Housing	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$0 HOME: \$2,395,544	Rental Housing Units Constructed: 46
4	Provide Down Payment Assistance to Homebuyers	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$1,247,379 HOME: \$3,161,765	Direct Financial Assistance to Homebuyers: 265 Households Assisted
5	Provide Tenant-Based Rental Assistance (TBRA)	2015	2019	Affordable Housing	Affordable Housing	HOME: \$1,472,311	TBRA/Rapid Rehousing: 399 Households Assisted
6	Provide Homeless Assistance	2015	2019	Homeless	Homelessness	ESG: \$3,457,610	TBRA/Rapid Rehousing: 1638 Households Assisted Homeless Person Overnight Shelter: 14,000 Persons Assisted Homelessness Prevention: 4000 Persons Assisted Other: 2000
7	Assist Communities with Public Facilities Projects	2015	2019	Non-Housing Community Development	Community Development	CDBG: \$10,601,943	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 31,806 Persons Assisted

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
8	Create Jobs Through ED Assistance and Job Training	2015	2019	Non-Housing Community Development	Economic Development	CDBG: \$40,879,483	Jobs created/retained: 1,168 Jobs
9	Increase Housing Options for Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs	Special Needs Assistance	HOPWA: \$596,381	Tenant-based rental assistance / Rapid Rehousing: 175 Households Assisted
10	Increase Access to Benefits	2015	2019	Homeless Non-Homeless Special Needs	Special Needs Assistance	CDBG: \$235,599	Public service activities other than Low/Moderate Income Housing Benefit: 236 Persons Assisted
11	Assist Communities with Local Planning	2015	2019	Non-Housing Community Development	Community Development	CDBG: \$235,599	Other: 9 Other
12	Special Projects	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Affordable Housing Homelessness Special Needs Assistance Community Development Economic Development	CDBG: \$1,177,994 HOME: \$672,311	Other: 1 Other
13	Housing Trust Fund	2016	2019	Affordable Housing	Affordable Housing	HTF: \$3,481,414	Rental Housing Units Constructed: 116

Table 7 – Goal Descriptions

1	Goal Name	Rehabilitate Owner Occupied Housing
	Goal Description	The Division of Energy, Housing and Community Resources will provide funds to rehabilitate owner occupied housing through its HOME and CDBG programs.
2	Goal Name	Rehabilitate Rental Housing
	Goal Description	The Division of Energy, Housing and Community Resources will provide funds to rehabilitate rental housing through its HOME and CDBG programs.
3	Goal Name	Build New Rental Housing
	Goal Description	The Division of Energy, Housing and Community Resources will provide funds to build new rental housing through its HOME program.
4	Goal Name	Provide Down Payment Assistance to Homebuyers
	Goal Description	The Division of Energy, Housing and Community Resources will provide down payment assistance to homebuyers through its CDBG and HOME programs.
5	Goal Name	Provide Tenant-Based Rental Assistance
	Goal Description	The Division of Energy, Housing and Community Resources will provide tenant-based rental assistance to homeless and special needs populations through its HOME TBRA program.
6	Goal Name	Provide Homeless Assistance
	Goal Description	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	Goal Name	Assist Communities with Public Facilities Projects
	Goal Description	The Division of Energy, Housing and Community Resources will assist communities with public facilities projects using CDBG funding.
8	Goal Name	Create Jobs Through ED Assistance and Job Training
	Goal Description	The Division of Energy, Housing and Community Resources will create jobs through economic development assistance and job training using CDBG funding.
9	Goal Name	Increase Housing Options for Persons with HIV/AIDS
	Goal Description	The Division of Energy, Housing and Community Resources will increase housing options for persons living with HIV/AIDS through its HOPWA program.
10	Goal Name	Increase Access to Benefits
	Goal Description	The Division of Energy, Housing and Community Resources will increase access to benefits for those living with mental health issues using CDBG funding.
11	Goal Name	Assist Communities with Local Planning
	Goal Description	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	Goal Name	Special Projects
	Goal Description	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.
13	Goal Name	Housing Trust Fund
	Goal Description	The Wisconsin Housing and Economic Development Authority will increase housing options for extremely low income families through its HTF program.
14	Goal Name	Rural Economic and Area Development Initiative
	Goal Description	The Division of Energy, Housing and Community Resources will create jobs through economic development assistance, create rental housing and job training using CDBG funding.

AP-25 ALLOCATION PRIORITIES – 91.320(D)

Introduction

The Division of Energy, Housing and Community Resources' funding allocation priorities for the federal formula grant programs of CDBG, HOME, HOPWA 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.

Table 8 – Funding Allocation Priorities

	CDBG	HOME	HOPWA	ESG	HTF
Rehabilitate Owner Occupied Housing	17 %	21 %			
Rehabilitate Rental Housing	2 %	12 %			
Build New Rental Housing		23 %			
Provide Down Payment Assistance to Homebuyers	2 %	26 %			
Provide Tenant-Based Rental Assistance		12 %			
Provide Homeless Assistance				100 %	
Assist Communities with Public Facilities Projects	16 %				
Create Jobs Through ED Assistance and Job Training	59 %*				
Increase Housing Options for Persons with HIV/AIDS			100 %		
Increase Access to Benefits	1%				
Assist Communities with Local Planning	1 %				
Special Projects	2 %	6 %			
Housing Trust Fund					100%
TOTAL	100 %	100 %	100 %	100 %	100%

*Reflects a combination of the 2017 grant award and locally held revolving loan funds

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 \$10,000,000 of CDBG funding used to further housing related goals will be collected by local housing revolving loan funds.

In addition, an estimated \$34,000,000 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 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 (DECHR) will use the following distribution methods for awarding program funds in CDBG, HOME, HOPWA, and ESG. The Wisconsin Housing and Economic Development Authority's Allocation Plan for HTF funds, pending HUD's approval, is included in the Attachments. Key elements of the method of distribution include the criteria used to select and rank applications, availability of application manuals, applicable threshold factors, and grant size limits. Additional information about each program can be found on the State of Wisconsin DECHR website.

Table 9 - Distribution Methods by State Program

1	State Program Name:	CDBG Economic Development
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The CDBG Economic Development program provides funds to local government to assist with business expansion and retention. Examples of eligible activities include business loans to expand facilities, purchase equipment, and employee training. The activity must result in job opportunities for low to moderate income individuals.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The primary criteria used to select applications for funding are: <ul style="list-style-type: none"> • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Applications are available on the DEHCR website.
	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a

	Describe how resources will be allocated among funding categories.	Applications and handbooks are available on the DEHCR website.
	Describe threshold factors and grant size limits.	Resource allocation to CDBG Economic Development will be based upon several factors, including: <ul style="list-style-type: none"> • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities
	What are the outcome measures expected as a result of the method of distribution?	
2	State Program Name:	CDBG Emergency Assistance Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	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.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Emergency Assistance Program (EAP) applications are evaluated for: <ul style="list-style-type: none"> • the severity of impact from the disaster • the LMI benefit • the financial need of the applicant
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The EAP program description and application materials are available on the Division's website. Funds are directed specifically to non-entitlement communities. EAP is in a unique position to address emergency (natural or manmade disasters) housing rehabilitation and business assistance needs in a coordinated and timely response. The DECHR is exploring options to get needed resources to the affected households more quickly. The seven CDBG housing regions could play a critical role in expediting this process.

	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	Explained above.
	Describe threshold factors and grant size limits.	EAP funds are available statewide and, depending on the nature and frequency of natural disasters, vary in their award amounts.
	What are the outcome measures expected as a result of the method of distribution?	
3	State Program Name:	CDBG Housing
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	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.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The state is divided into seven housing regions to administer the CDBG housing program. The regions receive fair share funds. These shares include base funding for each region. In addition to the base funding, the remainder of the funds are divided using four factors:</p> <ul style="list-style-type: none"> • households below 80% of County Median Income and pay more than 30% of income on housing • average unemployment rate • percentage of LMI Households compared to the total statewide • percentage of structures built before 1950 compared to the total statewide <p>In addition to the regions, DEHCR offers municipalities the opportunity to withdraw from a region and apply separately for set-aside funds. These funds are determined using the same four-factor formula as the CDBG housing regions.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The regional and the non-regional applications are available on the Division’s website when the application periods are open. In addition, the non-regional application is emailed to every municipality in the state, except for the counties of Dane, Waukesha, and Milwaukee which receive funds directly from HUD. The regional applications are targeted to each region.</p>
<p>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)</p>	<p>n/a</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Explained above.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>The fair share is determined based on funds available for CDBG Housing. The allocation for CDBG housing is entered into the formula and determined using the factors above.</p>

	What are the outcome measures expected as a result of the method of distribution?	
4	State Program Name:	CDBG Planning
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The CDBG Planning program allows communities to create plans to address issues of LMI and slum and blight. The plans can be comprehensive plans, economic development plans, and downtown redevelopment plans. Each plan must have an outcome that meets a national objective.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The primary criteria used to select applications for funding are: <ul style="list-style-type: none"> • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Applications and handbooks are available on the DEHCR website.
	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	Resource allocation to CDBG Planning will be based upon several factors, including: <ul style="list-style-type: none"> • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities

	Describe threshold factors and grant size limits.	The grant size limit for a CDBG Planning Grant is \$25,000.
	What are the outcome measures expected as a result of the method of distribution?	
5	State Program Name:	CDBG Public Facilities
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	CDBG Public Facilities program addresses infrastructure issues in communities including, but not limited to: water, sanitary sewer, storm sewer, utilities, streets, waste water treatment, broadband communications, fire stations, community centers, and libraries.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The primary criteria used to select applications for funding are: <ul style="list-style-type: none"> • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Applications and handbooks are available on the DEHCR website.
	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a

	Describe how resources will be allocated among funding categories.	Resource allocation to CDBG Public Facilities will be based upon several factors, including: <ul style="list-style-type: none"> • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities
	Describe threshold factors and grant size limits.	The grant size limit for a CDBG Public Facilities grant is \$500,000.
	What are the outcome measures expected as a result of the method of distribution?	
6	State Program Name:	CDBG Public Facilities for Economic Development
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The CDBG Public Facilities for Economic Development program addresses infrastructure issues in communities such as water systems, wastewater systems, and streets that are an impediment to economic development. Improving infrastructure deficiencies results in the promotion of economic development.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The primary criteria used to select applications for funding are: <ul style="list-style-type: none"> • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Applications and handbooks are available on the DEHCR website.
	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)	n/a

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	Resource allocation to CDBG Public Facilities for Economic Development will be based upon several factors, including: <ul style="list-style-type: none"> • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities
	Describe threshold factors and grant size limits.	The grant size limit for a CDBG Public Facilities for Economic Development grant is \$500,000.
	What are the outcome measures expected as a result of the method of distribution?	
7	State Program Name:	CDBG SOAR
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	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>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Funds are awarded through a multi-year grant application process open to any eligible UGLGs (Units of General Local Government). Awarded grants can potentially be renewed in subsequent years, but the submission of a grant application is still required. Grant applications will be evaluated based on the factors described below. Some criterion may be added based on the overall performance or issues that arose in the previous contract period.</p> <ul style="list-style-type: none"> • 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) • Experience of the UGLG and not-for profit (sub-recipient), including performance and progress regarding all the DEHCR funded programs • 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 • 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 • The extent to which the applicant has planned and described the collaborative approach that must take place in providing SOAR Services • The extent to which the applicant will have necessary staff time dedicated to the provision of SOAR services- how will SOAR be prioritized? • 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.) • The extent to which the applicant will be able to address the “critical component” to a successful SOAR program • The extent to which there are clearly defined SOAR goals and action steps and a time-line that is achievable
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>All application manuals and other publications describing the application criteria will be made available on the DEHCR website.</p>

	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	Described above.
	Describe threshold factors and grant size limits.	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.
	What are the outcome measures expected as a result of the method of distribution?	
8	State Program Name:	Emergency Solutions Grant (ESG)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The ESG program provides funding to: <ul style="list-style-type: none"> • engage homeless individuals and families living on the street • improve the quality and quantity of emergency shelters for homeless individuals and families • help operate these shelters • provide essential services to shelter residents, • rapidly re-house homeless individuals and families • prevent families and individuals from becoming homeless

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applicants to the ESG program are lead agencies representing geographically distributed groups of homeless service providers. These groups are called “local continua of care” (CoC). All lead agencies must complete the ESG application according to guidelines.</p> <p>DEHCR apportions the funding amongst local continua of care using a formula applied against funding floors established in Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) and by DEHCR. The formula’s elements include a number of measures of homelessness and poverty, as well as measures of the efficiency and effectiveness of individual homeless service providers. Additional variables may be added as additional data becomes available in order to best distribute funding according to the needs of communities and performance of homeless service providers.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>
<p>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)</p>	<p>The formula described above is used to give each local continua of care an allocation. While staying within HEARTH and DEHCR limitations, each local continua of care must allocate their portion of the funds to local projects based on local needs. The projects chosen to receive funding must be approved by their HUD COC. Local continua then submit their Consolidated Application to DEHCR for approval. The application contains their proposed projects, and justification for funding these projects. If approved by their HUD COC and if DEHCR does not find problems during technical review, DEHCR approves the application and funds the agencies at the proposed levels.</p> <p>Local continua of care are made up of the homeless service providers in each community, including local units of government, community and faith-based organizations, and area nonprofits. Decisions about which agencies receive funding and how much funding they receive are local decisions.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Resources are allocated according to funding floors established by HEARTH and in order to promote best practices and priorities established by the DECHR. Local Continua of Care then decide how to fund agencies within these limitations.</p>

	<p>Describe threshold factors and grant size limits.</p>	<p>Grant awards are based on the amount of funding received from HUD, and the funding formula (described above) is used to distribute funds to local Continua of Care.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	
<p>9</p>	<p>State Program Name:</p>	<p>HOME Homebuyer and Rehabilitation (HHR)</p>
	<p>Funding Sources:</p>	<p>HOME</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The program is designed to provide funding for two HOME-eligible activities:</p> <ul style="list-style-type: none"> • 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). • 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.
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</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"> • Amount of funds requested by each applicant and by activity • Housing need description • Marketing plan • Waiting lists • Outreach process • Implementation schedule

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>
<p>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)</p>	<p>n/a</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Explained above.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Explained above.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	

10	State Program Name:	HOME Rental Housing Development program (RHD)
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	<p>The priorities of the HOME RHD program are:</p> <ul style="list-style-type: none"> • To provide leverage of private financing for affordable rental housing • To provide persons at or below 30% of County Median Income (CMI) additional affordable housing units • To provide gap financing for affordable rental housing • To construct buildings that provide accessibility features following Universal Design, and follow visitability principles • To develop projects that emphasize high energy efficiency and sustainability • To promote supportive housing projects for populations with special needs • To facilitate affordable rental projects that are “shovel-ready” and will start construction within 12 months of contract execution
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<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"> • Percentage of units at or below 30% CMI/homeless/Section 811 • Preservation of any subsidized property (excluding Public Housing) • Percentage of visitable HOME units • Energy efficiency and sustainability • HOME cost per unit 	
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	n/a	

<p>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)</p>	<p>n/a</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>
<p>Describe how resources will be allocated among funding categories.</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>Describe threshold factors and grant size limits.</p>	<p>Threshold factors for applications:</p> <ul style="list-style-type: none"> • Long term viability • Demonstrated experience • Audited financials • CHDO certification • Debarment certification for entities receiving federal funds • Market demand documentation • Department of Financial Institutions (DFI) documentation • Readiness to proceed • Percentage of CMI units • Changes to tax credit policy <p>*The HOME RHD application process sets a maximum award per grant cycle, and no more than 2 awards per developer per year.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	
11	<p>State Program Name:</p>	<p>HOME Tenant Based Rental Assistance (TBRA)</p>
	<p>Funding Sources:</p>	<p>HOME</p>
	<p>Describe the state program addressed by the Method of Distribution.</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 60% of the county median income (CMI) afford housing costs such as rent and security deposits. Sub-grantees may also assist tenants with utility deposits when HOME is used for rental assistance or security deposits. Households targeted for the HOME-TBRA funds include homeless individuals with a disability, especially those with a mental illness, and households at risk of homelessness. DEHCR encourages using a “Housing First” model of housing and support services.</p>

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

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	
	Describe threshold factors and grant size limits.	
	What are the outcome measures expected as a result of the method of distribution?	
12	State Program Name:	Housing Opportunities For Persons With AIDS (HOPWA)
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	HOPWA provides housing assistance and supportive services for income-eligible persons with acquired immunodeficiency syndrome or related diseases, and their families.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Selected applicants must be able to provide the full range of HOPWA services statewide, or have formal subcontracts in place with local service providers.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	n/a

	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	The Division of Energy, Housing and Community Resources issues a request for proposal statewide for a project sponsor. The applicant is chosen based on ability to provide HOPWA services statewide, either directly or through subcontracts.
	Describe how resources will be allocated among funding categories.	For DEHCR's HOPWA grant, assistance will be provided for: <ul style="list-style-type: none"> • short term rental assistance • associated supportive services • housing counseling
	Describe threshold factors and grant size limits.	HOPWA funds are received from HUD as a formula grant annually. Funds are awarded to one project sponsor.
	What are the outcome measures expected as a result of the method of distribution?	The outcome measures are numbers of HOPWA eligible persons and their families who receive housing assistance and supportive services necessary to maintain housing.
13	State Program Name:	Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	HTF provides additional resources to construct and rehabilitate housing for extremely low income Wisconsin families.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Wisconsin Housing and Economic Development Authority submitted its HTF Allocation Plan to HUD and it is included in the Attachments.

	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	n/a
	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)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	The Wisconsin Housing and Economic Development Authority submitted its HTF Allocation Plan to HUD and it is included in the Attachments.
	Describe threshold factors and grant size limits.	HTF funds are received by the Wisconsin Housing and Economic Development Authority from HUD as a formula grant annually. The Wisconsin Housing and Economic Development Authority will utilize the per unit subsidy limits for the HOME program.
	What are the outcome measures expected as a result of the method of distribution?	The outcome measures are numbers of new and rehabilitated housing units created with HTF funds annually.
14	State Program Name:	Rural Economic and Area Development Initiative (READI)
	Funding Sources:	CDBG

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>READI is a comprehensive resource to create new low to moderate income jobs, create new worker housing and provide worker training. READI expands not only economic development opportunities in rural WI but also the available housing needed to support the new positions created. The process will conform to federal regulation Section 105(a)(15) of the Housing and Community Development Act, as amended.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Division of Energy, Housing and Community Resources recently submitted a Substantial Amendment to its existing State Consolidated Plan which HUD approved.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>All application manuals and other publications describing the application criteria will be made available on the DEHCR website.</p>
<p>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)</p>	<p>n/a</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Answered above.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>The grant size limit for a CDBG Rural Economic Area Development Initiative grant is \$1,000,000, of which:</p> <ul style="list-style-type: none"> • Up to \$500,000 for Economic Development (required component) • Up to \$300,000 for Workforce Housing (required component) • Up to \$200,000 for Worker Training (encouraged component)

What are the outcome measures expected as a result of the method of distribution?	
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Discussion

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

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

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

AP-35 PROJECTS

The state has not identified site specific projects for plan year 2017 at this time. Funding allocations for CDBG, HOME, ESG, HOPWA and HTF projects will not be determined until program-specific applications are received and evaluated. Awards made in 2017 will be reported in the 2017 CAPER. Only entitlement communities report projects under this section.

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

Not Applicable.

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.

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

No

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

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

AP-50 GEOGRAPHIC DISTRIBUTION – 91.320(F)

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

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

Rationale for the priorities for allocating investments geographically

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

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

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

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

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

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

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 24 CFR 91.320(G)

Introduction

In the tables below the Division of Energy, Housing and Community Resources (DEHCR) FY2017 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.

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	112
Non-Homeless	1,020
Special-Needs	287
HTF-funded ELI housing units	116
Total	1,535

Table 11 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	399
The Production of New Units	46
Rehab of Existing Units	708
Acquisition of Existing Units	265
HTF-funded ELI housing units	116
Total	1,535

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,” “Provide Tenant-Based Rental Assistance” and “Housing Trust Fund” goals.

Introduction

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

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

DEHCR solicited and received comments from stakeholder groups on its 2017 Annual Action Plan. Stakeholder groups are encouraging the Division to request PHA's to work with local Continua of Care in order to gain access to their networks of homeless assistance providers. The Division is currently reviewing how to encourage PHA's to work with CoC's in order to best leverage homeless assistance providers' knowledge, skills and follow-up services.

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

Not Applicable.

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

Not Applicable.

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

DEHCR has no administrative authority over Public Housing Authorities. Although the Division does not have any specific responsibility related to addressing SEMAP issues, DEHCR staff will continue to serve as resource advisors to the WI Association of Housing Authority board of directors and be available to provide assistance to "troubled" PHAs where feasible.

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Homeless prevention programs are also funded by both ESG and other state funds. These funds allow agencies to keep individuals and families from becoming homeless in the first place. This allows families to avoid potential trauma, upheaval, and an eviction on their record. In order to promote efficient use of funds, DEHCR encourages targeting of prevention funds towards those who are most likely to experience homelessness without assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Through its involvement with the Interagency Task Force on Housing and Homelessness, DEHCR 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. DEHCR is collaborating with the Department of Children and Families to fund a program targeted at youth who have aged out of the foster care system and are experiencing homelessness or are at risk of homelessness.

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

AP-70 HOPWA GOALS – 91.320(K)(4)

Table 12 - One Year Goals - HOPWA

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	175
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	175

Introduction

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

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

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

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

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

extremely low income persons or families in Wisconsin.

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

DEHCR will continue to work collaboratively with units of general local government (UGLGs) so that nonprofit entities and businesses will be able to receive grants, loans and/or equity investments for activities that are allowed under the federal guidelines and best address the needs of the local community.

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

- Collaborate with WHEDA, HUD, USDA Rural Development, and US Department of Commerce-Economic Development Administration to address special housing and community and economic development opportunities and sponsor training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.
- Review current policies and procedures related to maximizing the efficient reuse of program income funds to meet critical needs. DEHCR will pursue modifications where redirecting resources could address gaps in programs with unmet critical needs.

Actions planned to foster and maintain affordable housing

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

assistance to lower income households.

DEHCR supports the WIHousingSearch.org website. This free online resource provides Wisconsin individuals and families a searchable database of statewide affordable rental housing.

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

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

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

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

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

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

DEHCR will provide acquisition funds, including preservation, to grantees when demand demographics show that the project will be financially feasible.

Actions planned to reduce lead-based paint hazards

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

Lead risk assessments will be conducted on units in accordance with the Lead-Safe Housing Rule. The decision to conduct a risk assessment is based on the age of the property and the cost of the rehabilitation necessary to bring the property up to the decent, safe and sanitary requirements. All projects that are completed in a pre-1978 home that disturb painted/varnished surfaces must be

conducted by trained Lead-Safe Renovators and pass a lead clearance. While all projects may not be intended to reduce a lead-based paint hazard, many lead hazards are addressed through the use of lead-safe work practices in the course of the rehabilitation on a housing unit.

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

Actions planned to reduce the number of poverty-level families

The Projects for Assistance in Transition from Homelessness (PATH) initiatives are linking up with other homeless and housing activities in targeting individuals experiencing serious mental illness and homelessness, resulting in greater self-sufficiency for participants. ESG rapid re-housing and prevention programs create housing stability plans with clients with the goal of ensuring housing stability after ESG assistance ends. DEHCR will continue to review and expand, when possible, the use of Tenant Based Rental Assistance funding.

DEHCR administers the Wisconsin Department of Corrections-funded program that leads at-risk young people to self-sufficiency. This 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%.

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

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

Actions planned to develop institutional structure

The need for CDBG housing and community development projects continues to exceed available funding. The allocation of CDBG funds that will occur in Program Year 3 will allow the Division of Energy, Housing and Community Resources (DEHCR) to focus needed resources on housing and public facility projects without adversely affecting the Division's ability to support appropriate economic development projects. Under CDBG rules, DEHCR has enabled Units of General Local Government (UGLG) to retain the proceeds of loans made under the Economic Development and Housing programs as Revolving Loan Funds (RLF's). To protect the integrity of the funds held in RLF's, DEHCR may, at its discretion, re-capture the funds in a locally-managed RLF if the UGLG has not rectified a significant material weakness identified during previous monitoring visits.

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

DEHCR homeless assistance applications. Training and technical assistance continue to improve the delivery of housing and homeless assistance.

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

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

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

- **Balance of State, Milwaukee, Dane, and Racine Homeless Continua of Care**
- **Council of State Community Development Agencies (COSCDA)**
- **Interagency Council** - Agencies involved with homelessness include Homeless Continuum of Care entities, the Departments of Health Services, Veterans Affairs, Workforce Development, Children and Families, Corrections, Public Instruction, as well as representation by homeless service providers.
- **Inter-Tribal network**
- **Main Street Communities**
- **National Alliance on Mental Illness of Wisconsin (NAMI WI)**
- **Other State Agencies** (building code review, business development)
- **Refugee Network**
- **Statewide Independent Living Council**
- **University of Wisconsin-Extension** (tenant and homebuyer education)
- **USDA – Rural Development housing**
- **Weatherization Operators of WI**
- **WI Association of Housing Authorities**
- **WI Community Action Programs Association**
- **WI Council on Mental Health** (interagency forum that includes housing needs of mentally ill persons)
- **WI Council on Physical Disabilities**
- **WI Department of Health Services** (transitional and permanent housing for elderly persons and persons with physical, sensory, behavioral and developmental disabilities, and lead-based paint hazard programs).
- **WI Department of Natural Resources** (water/sewer connection funding in rural areas)
- **WI Department of Transportation**
- **WI Economic Development Association**
- **WI Economic Development Corporation**
- **WI Historical Society** (Federal Section 106 review process)
- **WI Rural Water Association**

- **WI Waste Siting Board**

Discussion

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

Childhood Lead Poisoning Committee: A collaboration of public and private entities dedicated to eliminating lead based paint hazards in housing. A strategic plan was adopted in 2004 and updated in 2006. Implementing and evaluating the Elimination Plan is actively ongoing.

Interagency Task Force on Housing and Homelessness: Federal, state, and local agencies and nonprofits involved with homelessness meet during the year to discuss homelessness and related housing and service issues.

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

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

Department of Corrections Pass-Through Funding Projects: DEHCR, in cooperation with other state and federal agencies replicates the Operation Fresh Start (OFS) program model with certain HOME grantees, 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 Department of Corrections' Division of Community Corrections.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.320(K)(1,2,3)

Introduction

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

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

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

Table 13 – CDBG Projects-Program Income

Project	Program Income
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	\$44,000,000
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
The amount of surplus funds from urban renewal settlements	\$0
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
The amount of income from float-funded activities	\$0
Total Program Income:	\$44,000,000

Table 14 –Other CDBG Requirements

Requirement	Amount
The amount of urgent need activities	1
The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	85%
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.	1

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

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

DEHCR utilizes only forms of investment included in Section 92.205.

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

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

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

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

1. Recapture may be based on the ratio of the HOME assistance to the sum of the homeowner's investment (down payment and any capital improvement investment made by the owner since purchase), plus the HOME subsidy:

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

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' 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.

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.

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

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

Emergency Solutions Grant (ESG)
Reference 24 CFR 91.320(k)(3)

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

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

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

Each local Continuum of Care is required to develop and/or operate a centralized or coordinated intake or assessment system if any agencies in the Continuum of Care receive Emergency Solutions Grant/Transitional Housing Program/Homeless Prevention Program (collectively known as 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.

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 DEHCR, 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 laid out through HEARTH and grant program rules.

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.

Describe performance standards for evaluating ESG.

ESG funding is allocated using a funding formula which takes into account factors such as regional homelessness, local performance in preventing and ending homelessness, poverty levels, and other indicators of the extent of homelessness in each HUD and local Continuum of Care. Recently, DEHCR

created a performance measure to include in the funding formula, which incentivizes efficient and effective use of ESG funds. The ESG program will continue to measure the performance of recipients and sub-recipients and encourage the use of evidence based practices in service delivery.

Discussion

TBRA will use program income funds generated by debt service and loan repayment of the HOME RHD loans to fund rental assistance in the Balance of State municipalities that are not served by another PJ.