



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

2018 Annual Action Plan

State of Wisconsin ■ Scott Walker, Governor
Department of Administration ■ Ellen Nowak, 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.....	23
AP-25 ALLOCATION PRIORITIES – 91.320(D).....	24
Table 8 – Funding Allocation Priorities.....	24
AP-30 METHODS OF DISTRIBUTION – 91.320(D)&(K)	266
Table 9 - Distribution Methods by State Program.....	26
AP-40 SECTION 108 LOAN GUARANTEE – 91.320(K)(1)(II)	63
AP-45 COMMUNITY REVITALIZATION STRATEGIES – 91.320(K)(1)(II)	64
AP-50 GEOGRAPHIC DISTRIBUTION – 91.320(F)	65
AFFORDABLE HOUSING	66
AP-55 AFFORDABLE HOUSING – 24 CFR 91.320(G)	66
Table 10 - One Year Goals for Affordable Housing by Support Requirement	66
Table 11 - One Year Goals for Affordable Housing by Support Type	66
AP-60 PUBLIC HOUSING - 24 CFR 91.320(J)	67
AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.320(H)	68

AP-70 HOPWA GOALS – 91.320(K)(4)	70
Table 12 - One Year Goals - HOPWA	70
AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.320(I)	71
AP-85 OTHER ACTIONS – 91.320(J)	73
PROGRAM SPECIFIC REQUIREMENTS	79
AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.320(K)(1,2,3)	80
Table 13 – CDBG Projects-Program Income	80
Table 14 –Other CDBG Requirements	80

EXECUTIVE SUMMARY

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

Introduction

This *2018 Annual Action Plan*, referred to as the *Plan*, covers the fourth year of the 2015-2019 Consolidated Plan (April 1, 2018, through March 31, 2019). 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 \$46,098,879 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. researching

The *2018 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 *2018 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 for this program because this was an area identified where additional funding could have the greatest impact.

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

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

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 *2018 Annual Action Plan* available for public review and comment for 30 days prior to its submission to HUD.

On May 09, 2018 and May 16, 2018, the Department posted a legal notice in the State's newspaper of record, the Wisconsin State Journal. The notice announced both the May 23rd, *2018 Annual Action Plan* public hearing and the availability of the draft *Plan* on the DOA website during the public comment period (May 23, 2018 – June 22, 2018).

Summary of public comments

Please see the Attachments.

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 \$42 million annually.

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

households annually through collaboration between divisional service providers and programs; specifically, its home weatherization and CDBG rehabilitation grantees. The recently approved Rural Economic Area Development Initiative (READI) recognizes the importance of agriculture in Wisconsin, especially to the economic well-being of rural communities. READI has the goal of not only expanding economic opportunities in rural communities but also to benefit the workers in local industries.

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

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 2017 "A Home for Everyone Conference" held in Green Bay, WI on July 17-18, 2017. 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 2018 Annual Action Plan.

DEHCR held a training session on October 4-5, 2017 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 2018 Annual Action Plan.

DEHCR attended the Wisconsin Housing and Economic Development Association (WHEDA) Conference on November 12, 2017 in Madison, WI. DEHCR participated in a multi-agency presentation on funding opportunities for local housing, community and economic development. Participants were encouraged to communicate their thoughts about our 2018 Annual Action Plan.

DEHCR attended Congressman Duffy's Rural Hunger and Homelessness Summit in Rothschild, WI on January 24, 2018, which included public and private social service agencies, education, churches and other community organizations. Participants were encouraged to communicate their thoughts about our 2018 Annual Action Plan and visit our web site where the draft would be posted for public review.

DEHCR attended the 2017 Poverty Matters! Conference which was held in Stevens Point, WI on September 13-14, 2017. The Poverty Matters! Conference is committed to reducing poverty in communities in WI. DEHCR staffed a booth and provided information on division programs and funding opportunities. Staff was available for questions related to the 2018 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 October 25-26, 2017 in Trego, 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 2018 Annual Action Plan, visit our web site where the draft would be posted for public review, and provide us with their feedback.

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

DEHCR's Administrator and Bureau of Affordable Housing staff regularly attend Wisconsin CoC meetings and work closely with CoC staff to administer DEHCR programs. DEHCR attended the Wisconsin Balance of State Continuum of Care (WIBOSCOC) Quarterly meeting held on February 8-9, 2018. 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 2018 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 on Homelessness
	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 quarterly 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 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	
9	General Public Comment	Wisconsin Stakeholders and Citizens	0 comments received	Not applicable	

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 4				Expected Amount Avail Reminder of ConPlan: \$
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	26,639,857	77,961,145*	8,216,423	112,817,425	27,000,000
HOME	public - federal	11,267,752	1,135,209	1,017,847	13,420,808	11,000,000
HOPWA	public - federal	614,044	0	251,049	865,093	600,000
ESG	public - federal	3,459,721	0	0	3,459,721	3,500,000
HTF	public - federal	4,117,505	0	6,488,498	10,606,003	4,000,000
Other	public - federal	0	0	0	0	0

*This includes Housing and Economic Development Revolving Loan Fund (RLF) dollars held in local communities and are estimates. Final amount included in approved plan.

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: \$16,925,803 HOME: \$2,178,504	Homeowner Housing Units Rehabilitated: 753
2	Rehabilitate Rental Housing	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$2,075,147 HOME: \$1,730,533	Rental Housing Units Rehabilitated: 168
3	Build New Rental Housing	2015	2019	Affordable Housing	Affordable Housing	HTF: \$4,117,505 HOME: \$3,461,066	Rental Housing Units Constructed: 204
4	Provide Down Payment Assistance to Homebuyers	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$1,772,652 HOME: \$3,008,411	Direct Financial Assistance to Homebuyers: 281 Households Assisted
5	Provide Tenant-Based Rental Assistance (TBRA)	2015	2019	Affordable Housing	Affordable Housing	HOME: \$1,921,147	TBRA/Rapid Rehousing: 521 Households Assisted
6	Provide Homeless Assistance	2015	2019	Homeless	Homelessness	ESG: \$3,459,721	TBRA/Rapid Rehousing: 1,638 Households Assisted Homeless Person Overnight Shelter: 14,000 Persons Assisted Homelessness Prevention: 4,000 Other: 2,000
7	Assist Communities with Public Facilities Projects	2015	2019	Non-Housing Community Development	Community Development	CDBG: \$15,124,766	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 43,374 Persons Assisted
8	Create Jobs Through ED Assistance and Job Training	2015	2019	Non-Housing Community Development	Economic Development	CDBG: \$73,578,034	Jobs created/retained: 2,102 Jobs
9	Increase Housing Options for Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs	Special Needs Assistance	HOPWA: \$865,093	Tenant-based rental assistance / Rapid Rehousing: 279 Households Assisted

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
10	Increase Access to Benefits	2015	2019	Homeless Non-Homeless Special Needs	Special Needs Assistance	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
11	Assist Communities with Local Planning	2015	2019	Non-Housing Community Development	Community Development	CDBG: \$336,106	Other: 13 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: \$1,680,530 HOME: \$1,121,147	Other: 2 Other

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

Table 8 – Funding Allocation Priorities

	CDBG	HOME	HOPWA	ESG	HTF
Rehabilitate Owner Occupied Housing	14 %	16 %			
Rehabilitate Rental Housing	2 %	13 %			
Build New Rental Housing		27 %			100%
Provide Down Payment Assistance to Homebuyers	2 %	21 %			
Provide Tenant-Based Rental Assistance		14 %			
Provide Homeless Assistance				100 %	
Assist Communities with Public Facilities Projects	13 %				
Create Jobs Through ED Assistance and Job Training	66 %*				
Increase Housing Options for Persons with HIV/AIDS			100 %		
Increase Access to Benefits					
Assist Communities with Local Planning	1 %				
Special Projects	2 %	9 %			
TOTAL	100 %	100 %	100 %	100 %	100%

*Reflects a combination of the 2018 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 \$14,197,404 of CDBG funding used to further housing related goals will be collected by local housing revolving loan funds.

In addition, an estimated \$63,763,741 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.

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.

	<p>Describe threshold factors and grant size limits.</p>	<p>Resource allocation to CDBG Economic Development will be based upon several factors, including:</p> <ul style="list-style-type: none"> • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The State will publish an updated listing of current RLF accounts in its final, approved Annual Action Plan. Published amounts are estimates as they do not reflect current loan and repayment activity. See Attachments.</p>
<p>2</p>	<p>State Program Name:</p>	<p>CDBG Emergency Assistance Program</p>
<p>Funding Sources:</p>	<p>CDBG</p>	
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Emergency Assistance Program (EAP) utilizes CDBG housing funds for communities that have sustained damages to LMI housing as a result of natural or manmade disasters (flooding, tornados, wind storms etc.). EAP funds are available on an on-going basis.</p>	
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Emergency Assistance Program (EAP) applications are evaluated for:</p> <ul style="list-style-type: none"> • the severity of impact from the disaster • the LMI benefit • the financial need of the applicant 	
<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 EAP program description and application materials are available on the Division’s website. Funds are directed specifically to non-entitlement communities. EAP is in a unique position to address emergency (natural or manmade disasters) housing rehabilitation and business assistance needs in a coordinated and timely response. The DECHR is exploring options to get needed resources to the affected households more quickly. The seven CDBG housing regions could play a critical role in expediting this process.</p>	
<p>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>	

	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. DEHCR seek opportunities for CDBG-Housing grantees to collaborate with local home weatherization providers to achieve efficiencies and maximize available resources.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	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: <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 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.

	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	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.
	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.	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.
	What are the outcome measures expected as a result of the method of distribution?	The State will publish an updated listing of current RLF accounts in its final, approved Annual Action Plan. Published amounts are estimates as they do not reflect current loan and repayment activity. See Attachments.
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.

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The primary criteria used to select applications for funding are:</p> <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
	<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>Applications and handbooks are 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>Resource allocation to CDBG Public Facilities will be based upon several factors, including:</p> <ul style="list-style-type: none"> • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities
	<p>Describe threshold factors and grant size limits.</p>	<p>The grant size limit for a CDBG Public Facilities grant is \$500,000.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	
<p>6</p>	<p>State Program Name:</p> <p>Funding Sources:</p> <p>Describe the state program addressed by the Method of Distribution.</p>	<p>CDBG Public Facilities for Economic Development</p> <p>CDBG</p> <p>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.</p>

	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.	<p>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>
--	--

<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>

	Describe threshold factors and grant size limits.	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.
	What are the outcome measures expected as a result of the method of distribution?	
9	State Program Name:	HOME Homebuyer and Rehabilitation (HHR)
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	<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.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<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
	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>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	
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.	If projects pass threshold then they will be scored and ranked. Projects will be funded as funds permit and until funding is exhausted.
	Describe threshold factors and grant size limits.	<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>
	What are the outcome measures expected as a result of the method of distribution?	
11	State Program Name:	HOME Tenant Based Rental Assistance (TBRA)
	Funding Sources:	HOME

<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>

	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.	
	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 developed its HTF Allocation Plan 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 developed its HTF Allocation Plan 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
	Describe the state program addressed by the Method of Distribution.	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>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 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 are 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)
<p>What are the outcome measures expected as a result of the method of distribution?</p>	

Discussion

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

its efforts will also be focused on the following areas:

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

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

CDBG HOUSING REVOLVING LOAN FUNDS

UGLG	Activity	Objective	Balance	Contact Person	Contact Phone	Contact E-mail
Douglas County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Langlade County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Chippewa County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Juneau County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Julie Olson	608.847.7309	juncoha@frontier.com
Brown County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Todd Mead	920.448.6485	Mead_TD@co.brown.wi.us
La Crosse County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Columbia County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Adams	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$1,535	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Adams County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$48,021	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Algoma	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$22,435	Jeffrey Wiswell	920.487.5203	jeff.wiswell@algomacity.org
Village of Alma Center	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$6,193	Janet Zimmer	715.235.9081	janet.zimmer@cedarco.com
City of Amery	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$26,949	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Antigo	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$201,303	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Argyle	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$112,887	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com

City of Ashland	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$93,805	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Ashland County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$58,517	Denise Lutz	705.274.8311	deniselutz@centurytel.net
Village of Athens	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$38,362	Lisa Czech	715.257.9170	athensclerk@villageofathens.com
City of Augusta	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$81,252	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Village of Avoca	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Liz Wilkinson	608.532.6831	lizvilavoca@gmail.com
Village of Bagley	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$64,875	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Balsam Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$319	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Baraboo	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$135,257	Patrick Cannon	608.356.4822	pcannon@cityofbaraboo.com
Barron County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,520	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Bay City	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$18,865	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Bayfield	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$8,354	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Bayfield County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,325	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Bear Creek	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$33,188	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Bear Creek	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$276	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Beaver Dam	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$160,741	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Town of Beloit	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$116,249	Katherine Kamp	608.258.5560	kathykamp@wphd.org
City of Berlin	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$99,715	Susan Thom	920.361.5400	sthom@cityofberlin.net
Town of Big Bend	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$169	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Big Falls	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,547	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Birchwood	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$49,059	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Birnamwood	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$23,322	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Birnamwood	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$81,814	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Black River Falls	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$165,591	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Blair	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$105,520	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Bloomer	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$28,280	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Blue River	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$11,809	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Bonduel	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$48,832	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Boscobel	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$31,262	Dennis Hampton	608.375.4400	dhampton869@hotmail.com

Village of Bowler	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$18,577	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Boyceville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$41,167	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Boyd	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$10,124	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Brown County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$48,345	Todd Mead	920.448.6485	Mead_TD@co.brown.wi.us
Village of Bruce	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,577	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Butternut	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$466	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Cadott	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$45,332	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Village of Cambria	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$48,346	Lois Frank	920.348.5443	cambria@centurytel.net
Village of Cameron	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$31	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Camp Douglas	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$26,601	Kari Justmann	920.392.5137	Kjustmann@msa-pps.com
Village of Casseville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$8,732	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Cazenovia	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$41,476	Kari Justmann	920.392.5137	Kjustmann@msa-pps.com
City of Chetek	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$69,960	Cheryl Freese	715.607.0318	cherylfreese7@gmail.com
City of Chilton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$113,205	Lisa Meyer	920.849.2451	chiltondeputy@chiltonwi.com
City of Chippewa Falls	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$225,789	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Chippewa County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$178,110	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Clark County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$71,135	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Village of Clayton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$23,372	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Clintonville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$12,572	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Clyman	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,060	Kari Justmann	920.392.5137	Kjustmann@msa-pps.com
Town of Colby	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$55,113	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Colby	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,837	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Colfax	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$430	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Coloma	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$11,398	Kari Justmann	920.392.5137	Kjustmann@msa-pps.com
Columbia County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$10,725	Kari Justmann	920.392.5137	Kjustmann@msa-pps.com
City of Cornell	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$142,506	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
City of Crandon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$54,679	Kari Justmann	920.392.5137	Kjustmann@msa-pps.com
Crawford County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$42,350	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net

Village of Curtiss	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$22,252	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Village of Dallas	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$26,248	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Darien	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$48,569	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Town of Deer Creek	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$50,421	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Deer Creek/Cylon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,074	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Delevan	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$35,213	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Dodge County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$10,855	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Dorchester	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$43,153	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Douglas County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$1,214	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Dresser	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$60,205	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Dunn County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Town of Dupont	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,753	Beth Baar	715.343.7140	bbaar@capmail.org
City of Durand	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$119,297	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Eagle River	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$63,741	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Eastman	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$25,487	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Eau Claire County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$25,012	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Village of Edgar	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$36,918	Louella Luedtke	715.352.2891	Louella.Luedtke@EdgarWI.org
City of Edgerton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$114,246	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Eland	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$39,481	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Eleva	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$38,119	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Ellsworth	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$36,307	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Elroy	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$41,922	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Endeavor	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$28,767	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Evansville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$105,060	Toni Coats	608.882.4518	tcoats@charter.net
Village of Exeland	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Fairchild	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$13,613	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Town of Fifield	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$72,981	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Florence County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$24,862	Jen Steber	715.528.3470	jsteber@co.florence.wi.us

Village of Footville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$20,608	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Fox Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$19,267	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Frederic	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$60,394	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Friendship	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$6,855	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Friesland	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$29,051	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Galesville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$81,043	Suzanne Johnson	608.582.2475	smjohnson@cityofgale sville.com
Village of Gays Mills	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$68,068	Lori Bekkum	608.326.7333	lbekkum@development planning.net
City of Gillett	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$23,908	Kimberly Gruetzmacher	920.855.2255	kim.gruetzmacher@ci. gillett.wi.us
Village of Gilman	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$14,201	Denise Johnson	715.748.1456	denise.johnson@co.tayl or.wi.us
Village of Glenn Flora	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$2	Carolyn Martin	715.532.2271	carolynfayemartin@gm ail.com
City of Glenwood City	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$83,921	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Town of Gordon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$16,011	Ree Ann Hoyt	218.391.7004	gordontowndouglas@y ahoo.com
Town of Grant	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$195	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail .com
Grant County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$22,180	Lori Bekkum	608.326.7333	lbekkum@development planning.net
Village of Granton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$47,879	Ruth Rosenow	715.726.7935	rrosenow@co.chippew a.wi.us
Green County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$40,436	Ashley Lacenski	608.782.5520	ashley.lacenski@coule ecap.org
Green Lake County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$91,974	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Greenwood	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$36,896	Lonna Klinke	715.267.6205	lklinke@greenwoodwi. com
Village of Gresham	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$77,675	Grace Schwefel	715.787.3990	gschwefel@villageofgr esham.us
Village of Hancock	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,955	James Barrett	715.249.5521	vhancock@uniontel.net
City of Hartford	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$405,156	Christine Marks	262.670.3772	cmarks@ci.hartford.wi. us
Village of Highland	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$60,373	Becky Fredericks	608.929.7781	bfredericks@villageofh ighland.net
City of Hillsboro	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$35,564	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Hortonville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$67,123	Diane Wessel	920.779.6011	dwessel@vohortonville .com
City of Hurley	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$67,459	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Hustler	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$36,976	Joyce Duescher	608.427.6575	hustler@mwt.net
Town of Hutchins	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Janice Fischer	715.489.3403	thetownofhutchins@ya hoo.com

Village of Iola	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$43,958	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Iron County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$21,861	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Ironton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Jackson County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,509	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Town of Johnson	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$2,371	Marilyn Bhend	715.581.7006	marilyn.bhend@gmail. com
Town of Jump River	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,851	Carolyn Martin	715.532.2271	carolynfayemartin@gm ail.com
Village of Junction City	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$59,453	Beth Baar	715.343.7140	bbaar@capmail.org
City of Juneau	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$43,979	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Juneau County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$20,425	Julie Olson	608.847.7309	juncoha@frontier.com
City of Kaukauna	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Robert Jakel	920.766.6324	planning@kaukauna- wi.org
Village of Kendall	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,189	Ashley Lacenski	608.782.5520	ashley.lacenski@coule ecap.org
Kenosha County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Chris Parisey	262.857.1843	Christopher.Parisey@k enoshacounty.org
City of Kewaunee	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$74,576	Terri Decur	920.388.5000	admin@cityofkewaune e.org
Village of Knapp	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Theresa Kopacz	715.665.2495	knappclerk@baldwin- telecom.net
Village of La Farge	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$32,159	Lonnie Muller	608.625.2771	epilon@mwt.net
Village of La Valle	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$69,433	Lori Dee	608.985.8774	ldeebug@mwt.net
City of Ladysmith	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$78,830	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Lancaster	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$46,215	Lori Bekkum	608.326.7333	lbekkum@development planning.net
Langlade County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$54,620	Barb Gabrielson	715.752.4620	barb.gabrielson@gmail .com
Town of Laona	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$32,587	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Town of Lawrence	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$9,096	Carolyn Martin	715.532.2271	carolynfayemartin@gm ail.com
Town of Lincoln	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Patricia Nelson	608.844.4856	lincolntown2181@gma il.com
Village of Linden	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$88,486	Shelly Bull	608.623.2800	clerk@villageoflinden. com
City of Lodi	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$15,399	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Loganville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$56,932	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Lowell	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$13,208	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Loyal	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,593	Ruth Rosenow	715.726.7935	rosenow@co.chippew a.wi.us
Village of Luck	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$109,236	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com

Town of Lynn	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$46,010	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
Town of Madison	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$103,945	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Maiden Rock	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$41,250	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Manitowoc	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$442,040	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Marathon City	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$21,627	Andrew Kurtz	715.443.2221	akurtz@marathoncity.org
City of Marinette	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$117,860	Jacqueline Miller	715.732.5143	jmiller@marinette.wisconsin.gov
City of Marion	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$78,980	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Marquette County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,512	Beth Baar	715.343.7140	bbaar@capmail.org
Town of Marshall	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$5,012	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
City of Marshfield	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,198	Amy Van Wyhe	715.387.3033	amy.vanwyhe@ci.marshfield.wi.us
Village of Mattoon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Denise Harris	715.370.8161	nisep30@yahoo.com
City of Mauston	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$59,841	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Mazomanie	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$158,237	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Town of Meadowbrook	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$395	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
City of Menasha	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$85,137	David Buck	920.967.3650	dbuck@ci.menasha.wisconsin.gov
City of Menomonie	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$94,495	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Merrill	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$85,116	Shari Wicke	715.536.4880	shari.wicke@ci.merrill.wisconsin.gov
Village of Merrilan	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Penny Danielson	715.333.2332	merrillan@centurytel.net
Village of Merrimac	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$9,948	Ronald Senger	608.493.2122	merrimac@merr.com
Village of Milltown	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,042	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Milton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$55,465	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Mondovi	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$93,902	Dawn Moy	715.926.3866	dawn@mondovi.com
City of Mosinee	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$93,360	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Neillsville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$51,881	Rex Roehl	715.743.2105	clerk@neillsville-wisconsin.gov
City of Nekoosa	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$20,877	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of New Auburn	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$39,062	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
City of New Lisbon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$40,359	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of New London	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$83,395	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com

City of New Richmond	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$65,868	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Village of North Fond du Lac	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$78,326	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of North Freedom	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$97,964	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Norwalk	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$62,566	Sharon Karis	608.823.7760	norwalkclerk@centuryt el.net
City of Omro	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$32,079	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Ontario	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$53,127	Terri Taylor	608.337.4381	villageofontario@centu rytel.net
Village of Orfordville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail .com
City of Osseo	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,902	Blyann Johnson	715.597.2207	cityofosseo@triwest.ne t
City of Owen	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$28,004	Ruth Rosenow	715.726.7935	rosenow@co.chippew a.wi.us
Village of Oxford	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$2,244	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Park Falls	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,598	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Parrish	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Brenda Norem	715.627.4954	bnorem@antigohousin gauthority.org
Village of Pepin	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,245	Cindy Fayerweather	715.442.2461	clerk@pepinwisconsin. org
City of Phillips	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$80,248	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Pierce County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$37,000	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Town of Pine Grove	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$25,543	Beth Baar	715.343.7140	bbaar@capmail.org
City of Pittsville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Sue Shute	715.884.2422	sshute@tds.net
Village of Plainfield	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$395	Beth Baar	715.343.7140	bbaar@capmail.org
City of Platteville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$38,224	Ashley Lacenski	608.782.5520	ashley.lacenski@coule ecap.org
Village of Plum City	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$104,449	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
City of Plymouth	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$31,563	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Polk County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$64,574	Ruth Rosenow	715.726.7935	rosenow@co.chippew a.wi.us
Village of Poplar	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$43,051	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Portage	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$28,681	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Portage County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$5,496	Beth Baar	715.343.7140	bbaar@capmail.org
City of Prairie du Chien	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$63,558	Lori Bekkum	608.326.7333	lbekkum@development planning.net
Village of Prairie Farm	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$30,314	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Prentice	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$9,638	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com

Village of Radisson	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$8,527	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Town of Radisson	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$12,884	Carolyn Martin	715.532.2271	carolynfayemartin@gm ail.com
Village of Randolph	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$45,878	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Readstown	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$2,836	Lori Bekkum	608.326.7333	lbekkum@development planning.net
Village of Redgranite	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$70,964	Beth Baar	715.343.7140	bbaar@capmail.org
City of Reedsburg	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$169,865	Darleen Wohling	608.524.6404	courtclerk@ci.reedsbur g.wi.us
City of Rhinelander	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$213,222	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Rib Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$109,930	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Rice Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$58,441	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Richland Center	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$86,879	Melinda Jones	608.647.3466	melinda.jones@richlan dcenter.com
Village of Ridgeland	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,948	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Rio	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$85,230	Amy Stone	920.992.5454	astone@riowi.us
City of Ripon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$51,174	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Rock County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$500,417	Colin Byrnes	608.757.5587	byrnes@co.rock.wi.us
Town of Rock Elm	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$28,998	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Village of Rock Springs	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$43,184	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Rudolph	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$25,538	Beth Baar	715.343.7140	bbaar@capmail.org
Rusk County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$148	Carolyn Martin	715.532.2271	carolynfayemartin@gm ail.com
Village of Saint Nazianz	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$97,011	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail .com
Town of Sand Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$13,240	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Sauk County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$19,079	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Sawyer County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$16,438	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Schofield	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$8,955	Lisa Quinn	715.359.5230	lquinn@cityofschofield .org
Village of Sharon	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,767	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Shawano	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$33,332	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail .com
Shawano County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$28,032	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Shell Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$8,521	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Shullsburg	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,873	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail .com

Village of Soldiers Grove	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$23,703	Lori Bekkum	608.326.7333	lbekcum@developmentplanning.net
Village of Somerset	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$33,787	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
City of Sparta	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$147,718	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Spencer	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$99,983	Paul Hensch	715.659.5423	clerk@vil.spencer.wi.us
City of Spooner	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$30,531	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Spring Valley	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$89,973	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
City of Stanley	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$145,644	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
City of Stevens Point	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$9,808	Beth Baar	715.343.7140	bbaar@capmail.org
City of Stockbridge	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$22,270	Roman Kappus	920.439.1700	villageofstockbridge@tds.net
Town of Stone Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$3,585	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Village of Stratford	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$50,833	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Superior	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$17,663	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Swiss	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$21,465	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Taylor	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$125,194	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Taylor County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$6,593	Denise Johnson	715.748.1456	denise.johnson@co.taylor.wi.us
Town of Thorp	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$52,220	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us
City of Thorp	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,492	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Village of Tigerton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$25,735	Barb Gabrielson	715.752.4620	barb.gabrielson@gmail.com
City of Tomah	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$186,046	Rachel Muehlenkamp	608.374.7455	tomahpha@tomahonline.com
City of Tomahawk	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Village of Tony	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$6	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Trempealeau	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$2	Nathan Patros	608.534.6434	npatros@trempealeauwi.com
Village of Turtle Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$57,655	Cheryl Freese	715.607.0318	cherylfreese7@gmail.com
Village of Twin Lakes	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$15,934	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
City of Two Rivers	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$192,847	Kari Justmann	920.392.5137	Kjustmann@msa- ps.com
Town of Union	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,916	Janet Zimmer	715.235.9081	janet.zimmer@cedarco rp.com
Vernon County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$16,515	Ashley Lacenski	608.782.5520	ashley.lacenski@coulecap.org

Town of Vilas	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$15,699	Dawn Moller	715.627.7050	townofvilas@yahoo.com
City of Viroqua	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$80,509	Ashley Lacenski	608.782.5520	ashley.lacenski@coulecap.org
Town of Wabeno	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$10,495	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Warrens	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$36,093	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Washburn	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$51,173	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Washburn County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$41,686	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Watertown	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$86,459	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Waupaca	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$15,809	Beth Baar	715.343.7140	bbaar@capmail.org
City of Waupun	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$157,938	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Waushara County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$59,489	Beth Baar	715.343.7140	bbaar@capmail.org
City of Wautoma	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$41,195	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Wauzeka	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$2,162	Lori Bekkum	608.326.7333	lbekcum@developmentplanning.net
Village of Webster/Siren	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$23,401	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Westby	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$19,089	Mary Holte	608.634.3214	mholte@cityofwestby.org
City of Weyauwega	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$19,672	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Weyerhaeuser	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$43,180	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Wheeler	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Diane Berry	715.632.2403	vwheeler@charter.net
Village of White Lake	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$24,882	Carol Blawat	715.882.8501	vwlclerk@granitewave.com
City of Whitewater	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,681	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Village of Wild Rose	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$29,247	Kari Justmann	920.392.5137	Kjustmann@msaps.com
Town of Williamstown	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$7,018	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Wilton	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$89,092	Lori Brueggen	608.435.6666	villageofwilton@centurytel.net
Village of Winneconne	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$97,968	Chris Hardy	920.582.4381	administrator@winneconneiw.gov
Village of Winter	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$0	Jean Suralski	715.266.4721	villageofwinter_clerk@yahoo.com
City of Wisconsin Dells	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$58,661	Kari Justmann	920.392.5137	Kjustmann@msaps.com
City of Wisconsin Rapids	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$147,159	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Withee	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$4,551	Ruth Rosenow	715.726.7935	rosenow@co.chippewa.wi.us

Village of Wittenburg	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$107	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Wood County	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$35,466	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Woodville	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$68,857	Janet Zimmer	715.235.9081	janet.zimmer@cedarco.com
Village of Wyocena	Owner Rehab; Renter Rehab; Homebuyer	Low/Mod Housing	\$16,568	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com

CDBG ECONOMIC DEVELOPMENT REVOLVING LOAN FUNDS						
UGLG	ACTIVITY	OBJECTIVE	Balance	Contact Name	Contact Phone	Contact Email
Ashland, City of	Low/Mod Jobs	Low/Mod Employment	\$424,344	Linda Weber	715-682-8344	lweber@ashlandareadevelopment.org
Ashland, County of	Low/Mod Jobs	Low/Mod Employment	\$285,528	Kate Taylor	715-682-8344	ktaylor@ashlandareadevelopment.org
Baraboo, City of	Low/Mod Jobs	Low/Mod Employment	\$20,640	Patrick Cannon	608-356-4822	pcannon@cityofbaraboo.com
Barneveld, Village of	Low/Mod Jobs	Low/Mod Employment	\$401,150	Jean Ann Swenson	608-924-6861	barneveld2@mhtc.net
Berlin, City of	Low/Mod Jobs	Low/Mod Employment	\$181,710	Jodi Olson	920-361-5400	jolson@cityofberlin.net
Boscobel, City of	Low/Mod Jobs	Low/Mod Employment	\$204,714	Ron Brisbois	608-822-3501	gcedc@grantcounty.org
Brillion, City of	Low/Mod Jobs	Low/Mod Employment	\$76,102	Lori Gosz	920-756-2250	admin@ci.brillion.wi.us
Brown, County of	Low/Mod Jobs	Low/Mod Employment	\$2,314,602	Chuck Lamine	920-448-6480	lamine_cf@co.brown.wi.us
Buffalo, County of	Low/Mod Jobs	Low/Mod Employment	\$393,088	Carl Duley	608-685-6254	carl.duley@co.buffalo.wi.us
Burlington, City of	Low/Mod Jobs	Low/Mod Employment	\$645,686	Carolyn Engel	262-898-7420	carolyn@blp504.org
Butternut, Village of	Low/Mod Jobs	Low/Mod Employment	\$194,219	Kate Taylor	715-682-8344	ktaylor@ashlandareadevelopment.org
Calumet, County of	Low/Mod Jobs	Low/Mod Employment	\$968,399	Mary Kohrell	920-849-1680	kohrell.mary@co.calumet.wi.us
Cambria, Village of	Low/Mod Jobs	Low/Mod Employment	\$81,220	Lois Frank	920-348-5443	cambria@centurytel.net
Cascade, Village of	Low/Mod Jobs	Low/Mod Employment	\$20,096	Kayla Simanovski	920-838-2021	cascade53011@gmail.com
Cedarburg, City of	Low/Mod Jobs	Low/Mod Employment	\$891,899	Kathleen Cady Schilling	262-238-7730	kschilling@co.ozaukee.wi.us
Clintonville, City of	Low/Mod Jobs	Low/Mod Employment	\$334,547	Sharon Eveland	715-823-7600	seveland@clintonvillewi.org
Columbia, County of	Low/Mod Jobs	Low/Mod Employment	\$1,083,891	Shonna Neary	608-742-9645	shonna.neary@co.columbia.wi.us
Columbus, City of	Low/Mod Jobs	Low/Mod Employment	\$290,595	Patrick Vander Sanden	920-623-5900	pvandersanden@columbuswi.us
Cuba City, City of	Low/Mod Jobs	Low/Mod Employment	\$166,186	Bob Jones	608-744-2152	cubacitycdc@gmail.com
Dane, County of	Low/Mod Jobs	Low/Mod Employment	\$686,572	Peter Ouchakof	608-283-1441	ouchakof@countyofdane.com
Darlington, City of	Low/Mod Jobs	Low/Mod Employment	\$75,186	David Breunig	608-776-4975	dave.breunig@cityofdarlingtonwi.org
De Pere, City of	Low/Mod Jobs	Low/Mod Employment	\$1,112,247	Kimberly Flom	920-339-4043	kflom@mail.de-pere.org

Deerfield, Village of	Low/Mod Jobs	Low/Mod Employment	\$105,335	Elizabeth McCredie	608-764-5404	mccredie@deerfieldwi.com
Dodge, County of	Low/Mod Jobs	Low/Mod Employment	\$413,784	Nate Olson	920-3863701	nolson@co.dodge.wi.us
Door, County of	Low/Mod Jobs	Low/Mod Employment	\$977,248	Caleb Frostman	920-743-3113	caleb@doorcountybusiness.com
East Troy, Village of	Low/Mod Jobs	Low/Mod Employment	\$275,421	Eileen Suhm	262-642-6255	esuhm@easttroywi.gov
Edgerton, City of	Low/Mod Jobs	Low/Mod Employment	\$162,448	Ramona Flanigan	608-884-3341	rflanigan@cityofedgerton.com
Elkorn, City of	Low/Mod Jobs	Low/Mod Employment	\$1,767,816	Jessie Bartmann	262-723-2219	gbartmann@cityofelkorn.org
Elroy, City of	Low/Mod Jobs	Low/Mod Employment	\$85,894	Carole Brown	608-462-2400	cbrown@elroywi.com
Fall River, Village of	Low/Mod Jobs	Low/Mod Employment	\$322,325	Marie Abegglen	920-484-3525	marie@vlgfallriver.com
Florence, County of	Low/Mod Jobs	Low/Mod Employment	\$85,159	Wendy Gehlhoff	715-528-3294	wgehlhoff@co.florence.wi.us
Fond du Lac, County of	Low/Mod Jobs	Low/Mod Employment	\$1,976,577	Jim Cleveland	920-929-7581	jim@futurefc.com
Fort Atkinson, City of	Low/Mod Jobs	Low/Mod Employment	\$229,137	Matt Trebatoski	920-563-7760	mtrebatoski@fortatkinsonwi.net
Gilman, Village of	Low/Mod Jobs	Low/Mod Employment	\$89,804	William Breneman	715-447-8147	wkbreneman@gmail.com
Grafton, Village of	Low/Mod Jobs	Low/Mod Employment	\$698,843	Kathleen Schilling	262-238-7730	kschilling@co.ozaukee.wi.us
Grant, County of	Low/Mod Jobs	Low/Mod Employment	\$189,047	Darlene Mickelson	608-822-3501	contact@grantcounty.org
Green, County of	Low/Mod Jobs	Low/Mod Employment	\$698,483	Cara Carper	608-328-9452	gcdc@tds.net
Hartford, City of	Low/Mod Jobs	Low/Mod Employment	\$644,803	Justin Drew	262-673-8265	jdrew@ci.hartford.wi.us
Highland, Village of	Low/Mod Jobs	Low/Mod Employment	\$154,062	Becky Fredericks	608-929-7781	bfredericks@villageofhighland.net
Hillsboro, City of	Low/Mod Jobs	Low/Mod Employment	\$200,026	Adam Sonntag	608-489-2350	admin@hillsborowi.com
Horicon, City of	Low/Mod Jobs	Low/Mod Employment	\$183,537	Kristen Jacobson	920-485-3500	kjacobson@cityhoriconwi.us
Howard, Village of	Low/Mod Jobs	Low/Mod Employment	\$549,254	Dave Wiese	920-434-4640	dwiese@villageofhoward.com
Iowa, County of	Low/Mod Jobs	Low/Mod Employment	\$400,026	Larry Bierke	608-935-0318	larry.bierke@iowacounty.org
Jackson, County of	Low/Mod Jobs	Low/Mod Employment	\$767,053	Brad Hentschel	715-720-6277	bhentschel@sehinc.com
Jacobs, Town	Low/Mod Jobs	Low/Mod Employment	\$124,420	Kate Taylor	715-6828344	ktaylor@ashlandareadevelopment.org
Jefferson, City of	Low/Mod Jobs	Low/Mod Employment	\$213,306	Timothy Freitag	920-674-7700	tfreitag@jeffersonwis.com
Jefferson, County of	Low/Mod Jobs	Low/Mod Employment	\$645,824	Roxanne White	920-674-8711	roxanne@jeffersoncountywi.gov
Juneau, City of	Low/Mod Jobs	Low/Mod Employment	\$253,361	Dan Wegener	920-386-4800	mayor@cityofjuneau.net
Juneau, County of	Low/Mod Jobs	Low/Mod Employment	\$704,493	Lori Chipman	608-847-9309	lchipman@co.juneau.wi.us
Kaukauna, City of	Low/Mod Jobs	Low/Mod Employment	\$709,910	Robert Jakel	920-766-6315	planning@kaukauna-wi.org
Kendall, Village of	Low/Mod Jobs	Low/Mod Employment	\$15,919	Lynn Hanson	608-463-7124	kendallvill@centurytel.net

Kenosha, County of	Low/Mod Jobs	Low/Mod Employment	\$2,720,393	Brock Portilia	262-925-3468	bportilia@kaba.org
Kewaunee, County of	Low/Mod Jobs	Low/Mod Employment	\$1,229,652	Paul Kunesh	920-388-7110	kuneshp@kewauneeco.org
La Crosse, County of	Low/Mod Jobs	Low/Mod Employment	\$494,322	Sharon Davidson	608-785-9752	sdavidson@lacrossecounty.org
Lafayette, County of	Low/Mod Jobs	Low/Mod Employment	\$109,412	Abby Haas	608-776-4860	abby.haas@lafayettecountywi.org
Lake Mills, City of	Low/Mod Jobs	Low/Mod Employment	\$320,908	Elizabeth Milbrath	920-648-2344	emilbrath@ci.lake-mills.wi.us
Langlade, County of	Low/Mod Jobs	Low/Mod Employment	\$599,007	Angie Close	715-623-5123	aclose@co.langlade.wi.us
Laona, Town of	Low/Mod Jobs	Low/Mod Employment	\$60,093	Erin Lane	715-674-4071	townoflaona@centurytel.net
Little Chute, Village of	Low/Mod Jobs	Low/Mod Employment	\$336,480	James Fenlon	920-423-3850	james@littlechutewi.org
Manitowoc, City of	Low/Mod Jobs	Low/Mod Employment	\$1,460,582	Nicolas Sparacio	920-686-6930	nsparacio@manitowoc.org
Manitowoc, County of	Low/Mod Jobs	Low/Mod Employment	\$954,682	Todd Reckelberg	920-683-4080	toddreckelberg@co.manitowoc.wi.us
Maribel, Village of	Low/Mod Jobs	Low/Mod Employment	\$83,004	Nancy Van Elzen	920-655-3177	villageofmaribel@vofmaribel.org
Marinette, City of	Low/Mod Jobs	Low/Mod Employment	\$585,923	Jackie Miller	715-732-5143	jmiller@marinette.wi.us
Marinette, County of	Low/Mod Jobs	Low/Mod Employment	\$338,557	Ann Hartnell	715-732-1050	info@mcabi.com
Marion, City of	Low/Mod Jobs	Low/Mod Employment	\$153,097	David Thiel	920-982-1582	wcedc@wcedc.org
Mauston, City of	Low/Mod Jobs	Low/Mod Employment	\$307,847	Nathan Thiel	608-847-6676	nthiel@mauston.com
Mazomanie, Village of	Low/Mod Jobs	Low/Mod Employment	\$38,023	Susan Dietzen	608-795-2102	sdietzen@villageofmazomanie.com
Medford, City of	Low/Mod Jobs	Low/Mod Employment	\$184,966	Sue Emmerich	715-7484729	medfordchamber1@gmail.com
Menomonee Falls, Village of	Low/Mod Jobs	Low/Mod Employment	\$989,585	Gabriel Gilbertson	262-532-4277	ggilbertson@menomonee-falls.org
Mequon, City of	Low/Mod Jobs	Low/Mod Employment	\$461,657	Thomas Watson	262-236-2942	twatson@ci.mequon.wi.us
Middleton, City of	Low/Mod Jobs	Low/Mod Employment	\$279,660	Bill Burns	608-821-8356	bburns@ci.middleton.wi.us
Mineral Point, City of	Low/Mod Jobs	Low/Mod Employment	\$256,675	Jodi Schemak	608-987-2361	deputyclerk@cityofmineralpoint.com
Monroe, City of	Low/Mod Jobs	Low/Mod Employment	\$986,374	Philip Rath	608-329-2527	prath@cityofmonroe.org
Monroe, County of	Low/Mod Jobs	Low/Mod Employment	\$574,261	Steven Peterson	608-769-9910	steve@gomonroecountywi.com
Mukwonago, Village of	Low/Mod Jobs	Low/Mod Employment	\$204,293	Diane Doherty	262-363-6420	ddoherty@villageofmukwonago.com
Muscoda, Village of	Low/Mod Jobs	Low/Mod Employment	\$400,177	Cinda Johnson	608-739-3182	cljohnson@wppienergy.org
Muskego, City of	Low/Mod Jobs	Low/Mod Employment	\$572,162	Scott Kroeger	262-679-5686	skroeger@cityofmuskego.org
New Holstein, City of	Low/Mod Jobs	Low/Mod Employment	\$249,174	Cassandra Langenfeld	920-898-5766	clangenfeld@wppienergy.org
New London, City of	Low/Mod Jobs	Low/Mod Employment	\$355,475	Judy Radke	920-982-8500	jradke@newlondonwi.org
Oconto Falls, City of	Low/Mod Jobs	Low/Mod Employment	\$1,366,861	Eve Wallace	920-846-4505	dtreasurer@ci.ocontofalls.wi.us

Oconto, City of	Low/Mod Jobs	Low/Mod Employment	\$382,879	Sara Perrizo	920-834-7711	admin@cityofoconto.com
Oconto, County of	Low/Mod Jobs	Low/Mod Employment	\$892,146	Paul Ehrfurth	920-834-6969	pehrfurth@gmail.com
Oneida, County of	Low/Mod Jobs	Low/Mod Employment	\$748,131	Cynthia Kelling	715-369-9110	c.kelling@ocedc.org
Oostburg, Village of	Low/Mod Jobs	Low/Mod Employment	\$293,045	Jill Ludens	920-564-3214	jill.ludens@oostburg.org
Osseo, City of	Low/Mod Jobs	Low/Mod Employment	\$154,069	Tom Twesme	715-597-3042	cityofosseo@triwest.net
Outagamie, County of	Low/Mod Jobs	Low/Mod Employment	\$792,314	Kara Homan	920-832-6034	kara.homan@outagamie.org
Ozaukee, County of	Low/Mod Jobs	Low/Mod Employment	\$708,469	Kathleen Cady Schilling	262-238-7730	kschilling@co.ozaukee.wi.us
Pepin, County of	Low/Mod Jobs	Low/Mod Employment	\$154,923	Pamela DeWitt	715-672-8704	pdewitt@co.pepin.wi.us
Peshtigo, City of	Low/Mod Jobs	Low/Mod Employment	\$227,485	Tammy Kasal	715-582-3041	tammyk@cityofpeshtigo.us
Pierce, County of	Low/Mod Jobs	Low/Mod Employment	\$1,163,509	Paul Schwebach	715-425-3881	paul@pcedc.com
Plymouth, City of	Low/Mod Jobs	Low/Mod Employment	\$226,787	Brian Yerges	920-893-3745	byerges@plymouthgov.com
Port Washington, City of	Low/Mod Jobs	Low/Mod Employment	\$665,636	Kathleen Cady Schilling	262-238-7730	kschilling@co.ozaukee.wi.us
Portage, City of	Low/Mod Jobs	Low/Mod Employment	\$107,691	Marie Moe	608-742-2176	marie.moe@portagewi.gov
Potosi, Village of	Low/Mod Jobs	Low/Mod Employment	\$95,231	Sheila Horner	608-7632261	potosiclerk@tds.net
Prairie Farm, Village of	Low/Mod Jobs	Low/Mod Employment	\$257,034	Sherrie Siebert	715-455-1714	villagepf@chibardun.net
Racine, County of	Low/Mod Jobs	Low/Mod Employment	\$998,922	Carolyn Engel	262-898-7420	carolyn@blp504.org
Reedsburg, City of	Low/Mod Jobs	Low/Mod Employment	\$513,371	Darlene Wohling	608-524-6404	courtclerk@ci.reedsburg.wi.us
Rib Lake, Village of	Low/Mod Jobs	Low/Mod Employment	\$110,958	David Eisner	715-965-8475	iz_1818@yahoo.com
Richland Center, City of	Low/Mod Jobs	Low/Mod Employment	\$752,786	Melinda Jones	608-647-3466	melinda.jones@richlandcenter.com
Richland, County of	Low/Mod Jobs	Low/Mod Employment	\$1,061,260	Victor Vlasak	608-647-2197	victor.vlasak@co.richland.wi.us
Ripon, City of	Low/Mod Jobs	Low/Mod Employment	\$242,366	Lori Rich	920-748-4914	lrich@cityofripon.com
Rock, County of	Low/Mod Jobs	Low/Mod Employment	\$412,192	James Otterstein	608-757-5598	otterste@co.rock.wi.us
Sauk, County of	Low/Mod Jobs	Low/Mod Employment	\$264,519	Kerry Beghin	608-355-3236	kerry.beghin@saukcountywi.gov
Saukville, City of	Low/Mod Jobs	Low/Mod Employment	\$168,544	Victoria Lee	262-284-9423	vlee@village.saukville.wi.us
Seymour, City of	Low/Mod Jobs	Low/Mod Employment	\$262,359	Lori Thiel	920-833-2209	lorithiel@new.rr.com
Shawano, City of	Low/Mod Jobs	Low/Mod Employment	\$451,580	Dennis Heling	715-526-5839	scepi@frontiernet.net
Shawano, County of	Low/Mod Jobs	Low/Mod Employment	\$587,168	Dennis Heling	715-526-5839	scepi@frontiernet.net
Sheboygan, County of	Low/Mod Jobs	Low/Mod Employment	\$940,245	Dane Checolinski	920-946-9378	checolinski@sheboygancountyed.com

Sheboygan, Town of	Low/Mod Jobs	Low/Mod Employment	\$799,119	Cathy Conrad	920-451-2320	cathy@townofsheboygan.org
Shullsburg, City of	Low/Mod Jobs	Low/Mod Employment	\$89,304	Marsha Einsweiler	608-965-4424	m.einsweiler@cityofshullsburg.org
Sparta, City of	Low/Mod Jobs	Low/Mod Employment	\$573,898	Todd Fahning	608-269-4340	bldg@spartawisconsin.org
Sturgeon Bay, City of	Low/Mod Jobs	Low/Mod Employment	\$654,908	Caleb Frostman	920-743-3113	caleb@doorcountybusiness.com
Sun Prairie, City of	Low/Mod Jobs	Low/Mod Employment	\$143,286	Neil Stechschulte	608-825-0894	nstechschulte@cityofsunprairie.com
Sussex, Village of	Low/Mod Jobs	Low/Mod Employment	\$354,980	Jeremy Smith	262-246-5200	jsmith@villagesussex.org
Taylor, County of	Low/Mod Jobs	Low/Mod Employment	\$587,232	Ken Pearson	715-635-2197	kpearson@nwrpc.com
Tomah, City of	Low/Mod Jobs	Low/Mod Employment	\$243,324	Roger Gorius	608-374-7422	cityadmin@tomahonline.com
Tri-County Reg. Econ.	Low/Mod Jobs	Low/Mod Employment	\$127,786	Bill Wheeler	920-382-0963	tcredc@gmail.com
Two Rivers, City of	Low/Mod Jobs	Low/Mod Employment	\$1,201,227	Denise Thill	920-793-5524	denthi@two-rivers.org
Union Grove, Village of	Low/Mod Jobs	Low/Mod Employment	\$265,578	Carolyn Engel	262-898-7420	carolyn@blp504.org
Vernon, County of	Low/Mod Jobs	Low/Mod Employment	\$286,474	Diane McGinnis	608-637-5379	diane.mcginis@vernoncounty.org
Washburn, City of	Low/Mod Jobs	Low/Mod Employment	\$131,492	Scott Kliver	715-373-6160	washburnadmin@cityofwashburn.org
Washburn, County of	Low/Mod Jobs	Low/Mod Employment	\$329,335	Margie Quinn	715-635-8242	mqeconomic@centurytel.net
Washington, County of	Low/Mod Jobs	Low/Mod Employment	\$55,600	Christian Tschescholk	262-335-5769	tscheschlok@edwc.org
Watertown, City of	Low/Mod Jobs	Low/Mod Employment	\$786,610	John David	920-262-4000	johnd@cityofwatertown.org
Waupaca, County of	Low/Mod Jobs	Low/Mod Employment	\$342,295	David Thiel	920-982-1582	wcedc@charter.net
West Bend, City of	Low/Mod Jobs	Low/Mod Employment	\$133,892	Jay Shambeau	262-335-5171	ecdirector@ci.west-bend.wi.us
Whitewater, City of	Low/Mod Jobs	Low/Mod Employment	\$332,831	Dave Carlson	262-473-0148	dcarlson@whitewater-wi.gov
Winnebago, County of	Low/Mod Jobs	Low/Mod Employment	\$878,546	Jerry Bougie	920-232-3339	jbougie@co.winnebago.wi.us
Winneconne, Village of	Low/Mod Jobs	Low/Mod Employment	\$454,147	Mitchell Foster	920-582-4381	administrator@winneconnewi.gov
Wisconsin Dells, City of	Low/Mod Jobs	Low/Mod Employment	\$128,307	Nancy Holzem	608-254-2012	nholzem@dellscitygov.com
Wittenberg, Village of	Low/Mod Jobs	Low/Mod Employment	\$58,713	Al Mahnke	715-253-2111	mahnke@sittenbergnet.net

AP-35 PROJECTS

The state has not identified site specific projects for plan year 2018 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 2018 will be reported in the 2018 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) has identified the PY 2018 goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing. 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	146
Non-Homeless*	1,406
Special-Needs	375
Total	1,927

*Includes 137 HTF-funded ELI housing units

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	521
The Production of New Units*	204
Rehab of Existing Units	922
Acquisition of Existing Units	281
Total	1,928

*Includes 137 HTF-funded ELI housing units

Discussion

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

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 2018 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 Council on Homelessness, DEHCR works with the four Wisconsin CoCs and other state agencies which house publicly funded systems that may discharge persons into housing instability or homelessness. Collaboration allows DEHCR and these agencies to work towards discharge planning solutions. DEHCR is collaborating with the Department of Children and Families to fund a program targeted at youth who have aged out of the foster care system and are experiencing homelessness or are at risk of homelessness.

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

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	279
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	279

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, as administered by the State of Wisconsin, Department of Health, are linking up with other homeless and housing activities in targeting individuals experiencing serious mental illness and homelessness, resulting in greater self-sufficiency for participants. ESG rapid re-housing and prevention programs create housing stability plans with clients with the goal of ensuring housing stability after ESG assistance ends. DEHCR will continue to review and expand, when possible, the use of Tenant Based Rental Assistance funding.

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

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

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

Actions planned to develop institutional structure

The need for CDBG housing and community development projects continues to exceed available funding. The allocation of CDBG funds that will occur in Program Year 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, recapture 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 Council on Homelessness: 2017 Wisconsin Act 74 created the Interagency Council on Homelessness, whose membership consists of all cabinet agencies with funding or programming that relates to homelessness in Wisconsin. In addition, the Council includes representatives from the Wisconsin Housing and Economic Development Authority and the four CoC's of the state. The Council will establish a statewide policy on preventing and ending homelessness and will report to the Governor and Legislature on its activities and progress towards meeting its goals.

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

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

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

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

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

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

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	\$77,961,145*
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:	\$77,961,145

*This includes Housing and Economic Development Revolving Loan Fund (RLF) dollars held in local communities and are estimates. Final amount included in approved plan.

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.

The action plan must describe eligible applicants (e.g., categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).

A: HOME Homebuyer and Rehabilitation Program (HHR)

Categories of eligible applicants:

1. CHDO: An official designation of selected private nonprofit housing development corporations that meet requirements set by the U.S. Department of Housing and Urban Development (HUD) at the time they apply for funding under the HOME Investment Partnership Program (HOME). The CHDO designation may provide particular benefits to the organization as it develops and/or operates housing. An organization, which is designated as a CHDO can potentially qualify for special project funds, operating funds and technical assistance support associated with a project funded under the State's HOME Program, and may be eligible to retain project proceeds.

To qualify as a CHDO, an organization:

- Must have in its charter, resolutions or by-laws, a statement that among its purposes is the development of decent housing that is affordable to low- and moderate-income persons.
- Must be community-based and have representatives of low-income community residents making up at least one-third of its governing board.
- May be created by a public body provided the nonprofit is not controlled by the public body, therefore, no more than one-third of the board may be public officials.
- Must meet requirements to maintain accountability to low-income community residents.

A CHDO must have a demonstrated history and capacity for carrying out housing development in the geographic area that the organization serves.

2. The governing body of a village, city, town, or county;
3. The governing body of a federally-recognized American Indian tribe or band in the State of Wisconsin;
4. A public agency or nonprofit organization;
5. Faith-based or religious organizations; funds may not be used to support inherently religious activities.

Process for soliciting and funding applications or proposals

- Applications are competitive

Application Information

- Applications are available on DEHCR website or at its office.

B: HOME Rental Housing Development Program

Categories of eligible applicants:

1. CHDO
2. The governing body of a village, city, town, or county;
3. The governing body of a federally-recognized American Indian tribe or band in the State of Wisconsin;
4. A public agency or nonprofit organization;
5. A for-profit organization;
6. Faith-based or religious organizations; funds may not be used to support inherently religious activities.

Process for soliciting and funding applications or proposals

- Applications are competitive

Application Information

- Applications are available on DEHCR website or at its office.

C: Tenant-Based Rental Assistance Program

Categories of eligible applicants:

1. The governing body of a village, city, town, or county;
2. The governing body of a federally-recognized American Indian tribe or band in the State of Wisconsin;
3. Housing authorities;
4. A public agency or nonprofit organization;
5. Faith-based or religious organizations; funds may not be used to support inherently religious activities.

Process for soliciting and funding applications or proposals

- Applications are competitive

Application Information

- Applications are available on DEHCR website or at its office.

Housing Opportunities for Persons with AIDS (HOPWA)

The action plan must identify the method for selecting HOPWA project sponsors (including providing full access to grassroots faith-based and other community organizations).

DEHCR will facilitate a request for proposal (RFP), advertised through the CoC network, posted online, and provided to current HIV/AIDS service providers. The RFP is available to all agencies who meet the threshold requirements. Nonprofit community organizations that apply are usually mental health centers, HIV/AIDS programs specifically, or local hospitals.

The RFP will gather information on the number of persons/households they plan to serve, housing plans, housing services, organizational capacity, performance goals, supportive services, and their proposed budget. Eligible applicants are defined as:

- All cities, counties, housing authorities, tribal agencies, and private nonprofit agencies serving the 66-county area outside the Milwaukee and Minneapolis/St. Paul metropolitan areas in Wisconsin.
- The private nonprofit agencies must be organized under Wisconsin Chapter 181;
- exempt from taxation under subtitle A of Section 501(c) of the Internal Revenue Code;
- governed by a voluntary board of directors;
- use approved accounting systems;
- and practice nondiscrimination in the provision of assistance.

The RFP applicants must verify that each applicant meet the threshold requirements and also have the necessary financial capacity to meet DEHCR's accounting and financial standards. It will be verified that

each subrecipient is certified to be a care coordination site by requiring they attach the certificate or agreement showing they meet the standard. The HUD program requirements in § 5.109 of this title apply to the HOPWA program, including the requirements regarding disposition and change in use of real property by a faith-based organization.

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.

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

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

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

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

N/A

If distributing HTF funds by selecting applications submitted by eligible recipients,

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

Please see attached Allocation Plan.

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

Please see attached Allocation Plan.

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

Please see attached Allocation Plan.

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

Please see attached Allocation Plan.

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

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

Please see attached Allocation Plan.

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

Please see attached Allocation Plan.

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

Please see attached Allocation Plan.

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

Please see attached Allocation Plan.

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

Yes.

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

Yes.

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

Yes.

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Please see attached Allocation Plan.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

Please see attached Allocation Plan.

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

N/A.

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

The grantee will use the HUD issued affordable homeownership limits.

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Please see attached Allocation Plan.

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

N/A.

National Housing Trust Fund

Wisconsin Allocation Plan: 2018

June 2018



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.

The HTF was created by the Housing & Economic Recovery Act of 2008, and was designed to provide additional resources to construct and rehabilitate housing for Extremely Low-Income (ELI) families across the nation – specifically, households at or below 30% of county median income.

For 2018, Wisconsin has received an HTF allocation of \$4,117,505. Below is the HTF Allocation Plan for the 2018 funding cycle. WHEDA reserves the right to make modifications to this proposal as new guidance is provided by the U.S Department of Housing and Urban Development (HUD). Additionally, should HUD change the allocation of HTF funds to Wisconsin, WHEDA reserves the right to proportionately modify the Allocation Plan.

A. HTF Funding Priorities*

1. *Will the State distribute HTF funds through grants to subgrantees?*
 - a) WHEDA does not intend to distribute HTF funds to subgrantees

2. *Will the State distribute funds by selecting applications submitted by eligible recipients?*
 - a) WHEDA intends to distribute funds by selecting applications submitted by eligible recipients, including:
 1. Nonprofit or for-profit entities
 2. Housing Authorities
 3. Tribal Housing Authorities

3. Threshold criteria for eligible recipients – if the following requirements are not met, the HTF application will be denied:
 - a) Applicant's ability to obligate HTF funds. Applicants must have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct

or rehabilitate and manage and operate an affordable multifamily rental housing development. The history shall include:

1. Evidence of development and ownership of two or more rental properties in the state of Wisconsin.
2. Ownership history for the properties identified in (1) above for a minimum of four years.
3. Average physical occupancy in the properties during the past three years of no less than 92%.
4. Evidence that members of the applicant's staff have experience in the development, ownership or management of rental housing. Include resumes and professional training that have been obtained by the staff.

b) Applicant's ability to undertake eligible activities in a timely manner:

1. Applicants must submit a timeline/schedule demonstrating the ability to undertake and complete new construction or rehab within 24 months of the award date.
2. Applicants will be required to submit a certification indicating that the housing assisted with HTF funds will comply with all HTF requirements and must include a description of the eligible activities to be accomplished with the HTF funds in accordance with 24 CFR 93.200.
3. Applicants must demonstrate the ability and financial capacity to undertake, manage, complete, and meet all compliance requirements of the eligible activity.
4. Applicants must only submit projects for funding that include the creation or preservation of permanent rental housing.
5. Applicants must meet at least one of the State's Consolidated Plan housing priorities.

4. Criteria that will be used to select applications and the relative importance of these criteria

a) Geographic Diversity (5 points). Five points will be awarded for properties in the following areas:

1. Properties located in the Transform Milwaukee Area – see <http://transformmilwaukee.com/>
2. Properties located in a High Need Area as defined in the WHEDA Qualified Allocation Plan for the Housing Tax Credit (HTC) program which can be found at <https://www.wheda.com/LIHTC/Allocating/>
3. Properties located in an area that is eligible for USDA-Rural Development multifamily programs – see <https://eligibility.sc.gov.usda.gov/eligibility/welcomeAction.do?pageAction=mfhc>

b) For rental housing, the extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low income families (25 points)

1. One point for each one percent of units that have a commitment for Section 8 or Section 515 project-based assistance, project-based vouchers, 811 vouchers, NAHASDA funding for rental assistance, or similar project-based rental assistance or operating subsidy.

- c) For rental housing, the duration of the units' affordability period (0 points)
 - 1. All properties will be required to have a 30 year affordability period
- d) The merits of the application in meeting the state's priority housing needs (20 points)
 - 1. 20 points will be awarded to properties designed to serve the homeless and/or veterans requiring supportive services
- e) The extent to which the application makes use of non-federal funding sources (25 points)
 - 1. One point for each 2% of the total development budget to be paid by non-federal funding sources
- f) Other selection criteria
 - 1. Properties utilizing the 4% LIHTC program to rehabilitate existing HUD Section 8 or Rural Development Section 515 properties will receive 5 points
 - 2. Requested HTF resources of less than:
 - i. \$25,000 to 30,000 per unit (5 points) *
 - ii. \$15,000 to \$24,999 per unit (15 points) *
 - iii. Less than \$15,000 per unit (25 points) *

5. Application Process

- a) Applicants will be required to score a minimum of 50 points in the categories noted above to be eligible for HTF resources
- b) WHEDA intends to make an application packet available for the HTF program. The application will include the scoring criteria, as described but not limited to items on the previous pages, application evaluation process, timeline for commitment and expenditure of funds, etc.
- c) As many applications may utilize HTCs, the RFP response requirements may be constructed as an addendum to the HTC application for those developments
- d) WHEDA will require evidence that the HTF resources are required for financial feasibility beyond the 30 period
- e) HTF awards are expected to be structured as subordinate loans to be re-paid from available cash flow. Interest rates on the loans will be at a below-market rate approximating the Applicable Federal Rate for the HTC program
- f) All application materials, policy documents, implementation materials will be found online at <https://www.wheda.com/Developers/National-Housing-Trust-Fund/>

B. Recipient Application Requirements

WHEDA will require that all applications include:

1. A description of the eligible activities to be conducted with the HTF funds as required in 24 CFR 93.200
2. A certification that the housing assisted with HTF funds will comply with all HTF requirements

C. Performance Goals and Benchmarks

In the 2017 cycle, WHEDA intends to provide HTF resources to create or rehabilitate 100 rental units for households at or below 30% of County Median Income. The income determination may be updated at a later date upon further HUD guidance.

WHEDA will perform monitoring or require regular reporting to ensure program compliance

D. Maximum per-unit subsidy limit for housing assisted with HTF

WHEDA will utilize the HOME program per-unit subsidy limits for the HTF program. The current HOME per-unit subsidy limits can be found below.

Wisconsin HOME Per-Unit Subsidy Limits - 2017 (for all Wisconsin Participating Jurisdictions)					
All Wisconsin Participating Jurisdictions	Section 234 Basic Limits per Number of Bedrooms				
	0	1	2	3	4+
	\$60,021	\$68,806	\$83,667	\$108,239	\$118,812
High Cost Percentage (240%)	\$144,050	\$165,134	\$200,801	\$259,774	\$285,149

When establishing the per-unit subsidy limit, WHEDA reviewed construction data for HTC properties receiving an HTC allocation from 2011 through 2015. WHEDA chose to look at new construction projects – as new construction properties can be found throughout the state, and rehab properties can have wide variations in development budgets based on the amount of rehab that is required at any individual property. The data showed that the 2011-2015 average per-unit development cost in the highest-cost metropolitan region of the state was only 14% above the statewide per-unit average. WHEDA’s review of statewide development costs does not support consistently higher development costs in certain geographic areas over others. As utilization of the existing HOME subsidy limit is permitted under the HTF program, and statewide data does not demonstrate a significant statewide variation, we have opted to select the HOME per-unit subsidy limit for the HTF.

E. Rehabilitation Standards

For those properties using HTF resources for rehabilitation of existing housing, applicants must submit a Capital Needs Assessment (CNA) to document that the proposed rehab meets HUDs Uniform Physical Condition Standards (UPCS), and to bring all systems up to a reasonable useful life. All items identified as Level 3 or Health & Safety deficiencies on the “UPCS Condition Standards –

Comprehensive Listing” (attached to this plan) will be required to be completed as part of the rehabilitation of the property. If Level 2 items are not included in the rehabilitation budget, deposits to a replacement reserve must be sufficient to complete the repairs at the estimated time identified in the Capital Needs Assessment. A detailed description of UPCS deficiencies can be found at https://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf.

All HTF properties will also be required to comply with Appendix A – Wisconsin HTF Rehabilitation Standards - which is included at the end of this document.

The request for HTF resources will include a Scope of Work describing all rehabilitation to be completed. If the rehabilitation Scope of Work does not result in a useful life that is commensurate with the project’s affordability period, the operating budget must show appropriate replacement reserve deposits for their future replacement when needed.

All rehabilitation proposals must comply with Wisconsin Administrative Code Chapter SPS 366 for Existing Buildings, which incorporates the 2009 edition of the International Building Code®, the International Energy Conservation Code®, the International Mechanical Code®, the International Fuel Gas Code® and the International Existing Building Code®. Chapter SPS 366 can be found at [Admin Code SPS 366](#) and <http://codes.iccsafe.org/l-Codes.html>.

The CNA must address imminent health and safety issues that must be corrected immediately, the condition of major systems (such as structural support, roofing, and plumbing), and the presence of lead-based paint. WHEDA’s Capital Needs Assessment Policy is updated periodically, and include required formats for the assessment, along with the proposed scope or work. The Capital Needs Assessment policy can be found on <https://www.wheda.com/LIHTC/Allocating/>.

HTF recipients will be required to comply with, but not limited to:

- a) Americans with Disabilities Act
- b) Section 504 of the Rehabilitation Act
 1. For newly constructed housing, a minimum of five percent (5%) of the total dwelling units or at least one unit in a multi-family housing project, whichever is greater, shall be made accessible for persons with mobility impairments. An additional two percent (2%) of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.
 2. For rehabilitation of existing housing:
 - i. If alterations are undertaken to a housing facility that has 15 or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility, then five percent of the total dwelling units or at least one unit, whichever is greater, shall be made accessible for persons with mobility impairments. An additional two percent of the units (but not less than one unit) shall be accessible for persons with hearing or vision impairments

- ii. Alterations to dwelling units in a multi-family housing project (including public housing) shall, to the maximum extent feasible, be made to be readily accessible to and usable by individuals with handicaps. If alterations of single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire dwelling unit shall be made accessible
- c) Lead-Based paint provisions noted in 24 CFR part 35
 - 1. For properties originally constructed before 1978:
 - i. HTF recipients will be required to complete an inspection for the existence of lead-based paint.
 - ii. If lead-based paint is discovered, the rehabilitation plan must include the removal of the lead-based paint, or a detailed description of how the proposed renovation will comply with the EPA's Renovation, Repair and Painting Program.
 - iii. All rehabilitation must comply with HUD's Lead Safe Housing Rule (LSHR)
- d) Design and Construction requirements noted in 24 CFR 100.205
- e) Fair Housing Act
- f) Environmental review

In addition to federal requirements noted above, properties receiving HTF resources must comply with the State's Environmental Barriers Act, the Wisconsin Accessibility Code, state statutes, local zoning requirements, and all state and local building codes, including the standards for multifamily dwellings established in Administrative Code sections SPS 361-365.

Newly-constructed properties must contain the following features:

- a) Lever-style handles on all interior doors
- b) Bath/kitchen faucets being replaced or initially installed must be single-lever type
- c) Non-skid tub/shower pattern covering 75% of tub/shower floor
- d) All walls within 36" of toilet and in tub/shower area shall have 3/4" plywood behind drywall to provide sufficient support for grab bars or other assist devices
- e) Bathtub/shower stalls with offset controls
- f) Low-profile thresholds – 1/4" maximum vertical height or 1/2" maximum beveled at 1:2 are required between ALL interior common areas and in all dwelling unit openings when floor transition height differs

WHEDA will not permit the permanent displacement of residents in properties receiving HTF resources. Temporary relocation of existing residents must comply with the Uniform Relocation Act.

WHEDA will not permit HTF resources to be used in buildings that are located within a 100-year flood plain. Portions of the site may be located in the 100-year flood plain, but may not include parking areas or the footprint of the residential units or accessory buildings. All properties receiving HTF resources must comply with the State of Wisconsin Hazard Mitigation Plan, the 2009 edition of the International Building Code® and the International Existing Building Code®. The Hazard Mitigation plan can be found at http://emergencymanagement.wi.gov/mitigation/state_plan.asp.

F. Resale and Recapture Guidelines for First-Time Homebuyers

WHEDA does not intend to use 2017 funding cycle resources for homebuyer activities

G. HTF Affordable Homeownership Limits

WHEDA does not intend to use 2017 funding cycle resources for homebuyer activities

H. State Limited Beneficiaries and Preferences

WHEDA has created a scoring priority for properties designed to serve the homeless and/or veterans requiring supportive services

I. Requirements and Conditions Under Which Existing Debt May Be Refinanced

WHEDA does not intend to use 2017 funding cycle resources for refinancing

WHEDA and the State reserve the right to suspend all HTF applications and awards until HUD approves the Substantial Amendment and the HTF allocation plan.

*Any process as listed above is subject to change based upon subsequent guidance as identified and provided by HUD.

