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

2019 Annual Action Plan

Substantial Amendment #8
Includes required information on CDBG-CV – Direct Public Services

State of Wisconsin ■ Tony Evers, Governor
Department of Administration ■ Joel Brennan, Secretary

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Substantial Amendment #8 reflects a change in the plan for distributing remaining CDBG-CV funding. No new CDBG-CV funding is available; however, remaining unobligated funds will be awarded directly as Public Services to help address the needs of homeless shelters, provide emergency subsistence payments, as well as food related needs persisting in the wake of the coronavirus pandemic. Please see the CDBG-CV Method of Distribution Section for this plan. The process and required elements to access these funds were developed by HUD. The State of Wisconsin amended its Citizen Participation Plan and followed the instructions as provided by HUD when developing SA #8.

The State will continue to utilize previously leveraged CARES Act flexibilities, including the ability of states to carry out activities directly. States may carry out CDBG-CV activities directly, provided that the state sets aside the required amount (equal to the amount of the first-round CDBG-CV allocation or $16,107,955) for eligible local governments in non-entitlement areas of the state. The State has met this requirement. In addition, the CARES Act flexibilities also allow the second and third round allocations to be used in both Entitlement and non-Entitlement areas of the state. Subrecipients directly awarded funds may provide assistance in all areas of the state, including entitlement areas.

This *2019 Annual Action Plan*, referred to as the *Plan,* covers the fifth year of the 2015-2019 Consolidated Plan (April 1, 2019, through March 31, 2020). 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 $45,007,517 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)

2. Summarize the objectives and outcomes identified in the Plan

The State has obligated or expended in excess of the amount of its first CDBG-CV allocation, to assist non-Entitlement local governments with community response to the coronavirus pandemic through funding for critically needed public services, public improvements and public facility improvements. CDBG-CV can be used for public services as a primary component because, unlike regular CDBG, the

CARES Act eliminated the public services cap. Only 15% of regular CDBG funding received in any year can be used for public services, whereas there is no cap on CDBG-CV funding for public services. The balance of CDBG-CV funding, or the combined amounts of the second and third CDBG-CV allocations, could be used by the State acting directly. This was possible due to CARES Act provisions that eliminated the regular CDBG cap on public service and gave HUD the authority to provide additional waivers. One of these HUD waivers under the CARES Act for CDBG-CV allows amounts in excess of the first CDBG-CV allocation, or CDBG-CV1, to be used in both entitlement and non-entitlement areas of the state and to involve activities carried out directly by the State or through contractors.

Using these provisions, the State plans to directly award currently unobligated funds under Public Services to help address the needs of homeless shelters, provide emergency subsistence payments, as well as food related needs persisting in the wake of the coronavirus pandemic. Eligible direct recipients will be existing and established organizations that are directly involved and directly deliver the services for which funding is being requested (i.e., the project will not involve provision of such services or undertaking delivery of such services through one or more contractors or subrecipients). These subrecipients must have capacity, experience and meet all requirements identified in the amended CDBG-CV Method of Distribution.

Eligible activities should also address needs of persons at risk of or experiencing homelessness and food security related needs arising as a result of the pandemic and must: 1) meet the requirement for an eligible public service activity, 2) meet a HUD national objective, and 3) represent an eligible CDBG-CV activity under the CARES Act. This means a new or quantifiably increased public service activity that is needed to prevent, prepare for or respond to the coronavirus, which will primarily benefit low-to-moderate income persons, by serving an LMI area or by benefiting an LMI limited clientele population. Finally, CDBG-CV funding provided may not represent a duplication of benefits.

The *Plan* addresses housing, community, and economic development needs. The goals, objectives, and activities focus on the 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 continues the implementation of the CDBG-CLOSE program. CDBG-CLOSE liquidates the remaining funding and closes all Revolving Loan Funds (RLF). UGLG's that currently administer an Economic Development RLF's are required to participate in CDBG-CLOSE.

Substantial Amendment #6 modifies the PY 2019 Annual Action Plan for the State of Wisconsin to add the required elements necessary for the CDBG-CV, ESG-CV and HOPWA-CV funding. The process and required elements, including amending the State's Citizen Participation Plan, to access these funds were developed by HUD. The State of Wisconsin followed the instructions as provided by HUD when developing SA #6.

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

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

The *2019 Annual Action Plan* has 13 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.
- **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 *2019 Annual Action Plan: AP-20 Annual Goals and Objectives*.

3. 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 and can be strengthened and improved.

Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds as well as current Economic Development RLF accounts receivable will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.

4. Summary of Citizen Participation Process and consultation process

To facilitate expedited distribution of CARES Act funding to individuals impacted by the coronavirus pandemic, the CARES Act included provisions for Citizen Participation for HOPWA-CV and CDBG-CV. Due to the urgent nature of the coronavirus pandemic, the CARES Act provided for a shorter 5-day period of

public comment for HOPWA-CV and CDBG-CV and a virtual public hearing for CDBG-CV. HUD made available waivers of the standard requirements that can be requested by State agencies that will administer ESG-CV, HOPWA-CV and CDBG-CV funds. These included a waiver of the standard Citizen Participation requirements for substantial amendments to a Consolidated Plan or Action Plan, which typically require making the draft amendment available for 30 days for the public to review and comment. A second waiver allows a virtual public hearing for CDBG-CV.

The State requested both waivers from HUD and the CARES Act process for Citizen Participation has been followed for all previous amendments and is being followed for Substantial Amendment #8. The State is making the draft Substantial Amendment #8 to the 2019 Action Plan for the CARES Act for CDBG-CV available for public comment for 7 days, from **August 23, 2024 through August 30, 2024**. The State published a public notice on August 16, 2024; DEHCR provided electronic notification via email; and the notice and draft documents were made available on the DEHCR website. Notifications included the availability of the draft Substantial Amendment #8 to the 2019 Action Plan for CDBG-CV and the timeframe for public comment. A public hearing is not required for the subsequent amendments following the original CDBG-CV amendment.

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 *2019 Annual Action Plan* available for public review and comment for 30 days prior to its submission to HUD.

On April 19, 2019 and April 26, 2019, the Department posted a legal notice in the State's newspaper of record, the Wisconsin State Journal. The notice announced both the April 29, *2019 Annual Action Plan* public hearing and the availability of the draft *Plan* on the DOA website during the public comment period (April 29, 2019 – May 29, 2019).

The State amended its Citizen Participation Plan to reflect the waiver provided by HUD associated with CDBG-CV and HOPWA-CV funds. The State then followed its Citizen Participation Plan - Abbreviated Public Participation Procedures to enable the public to provide input on Substantial Amendment #6. These procedures were authorized by HUD's award letter to the State, dated April 2, 2020. The Division of Energy, Housing and Community Resources held a public hearing on May 15, 2020 and posted the Draft Substantial Amendment 6 to the 2015-2019 Consolidated Plan for public comment

from May 15, 2020 through May 20, 2020. This was done in accordance with the Citizen Participation Plan - Abbreviated Public Participation Procedures.

5. Summary of public comments

The Division received two (2) public comments Regarding Substantial Amendment #8. Comments were consistent with the Division's plans for the use of the funds.

No public comments on the Annual Action Plan for PY 2019 were received during the public comment period. The Division received five (5) public comments regarding Substantial Amendment #6. The majority of the comments submitted advocated for the Department to award ESG-CV funds either solely to the Balance of State CoC or the majority of funds.

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

Given the time constraints associated with the funding, the Division has elected not to build additional housing units with the remaining CDBG-CV funding.

The Division has distributed ESG-CV funds according to a formula which takes into consideration ESG-CV funds received by each HUD-defined CoC. The funding formula also reflects funds requested by local CoC's.

7. Summary

The Division of Energy, Housing and Community Resources offers a broad range of financial and technical assistance to improve and expand housing, increase affordable housing opportunities, and provide services to people without housing. The variety of federal and state programs it manages benefits persons with disabilities, low- and moderate-income residents, and homeless populations. The Division partners with local governments, homeless service providers, developers, and housing organizations throughout the state to improve housing conditions for low- to moderate-income Wisconsin residents. It distributes approximately $45 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 Division recently made changes to its HOME-funded Tenant Based Rental Assistance which streamlines requirements and provides assistance to an increased population base in Wisconsin. In addition, the Division made a number of efficiency changes to its CDBG-funded programs to provided enhanced assistance to rural communities throughout the state.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. 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.

Agency Role	Name	Department/Agency
CDBG Administrator		WI Dept of Administration, DEHCR
HOPWA Administrator		WI Dept of Administration, DEHCR
HOME Administrator		WI Dept of Administration, DEHCR
ESG Administrator		WI Dept of Administration, DEHCR
HTF Administrator		WI Housing and Economic Development Authority

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. 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 (CoC's), 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 2018 "A Home for Everyone Conference" held in Green Bay, WI on July 17-18, 2018. 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 2019 Annual Action Plan.

DEHCR held an application training session on February 14, 2019 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 2019 Annual Action Plan.

DEHCR attended the Wisconsin Housing and Economic Development Association (WHEDA) Conference on August 21, 2018 in Madison, WI. DEHCR presented on funding opportunities for local housing, community and economic development and discussed planned Substantial Amendments to its Consolidated Plan and Annual Action Plan. Participants were encouraged to communicate their thoughts about the 2019 Annual Action Plan.

DEHCR held an informational session on November 8, 2018 for CDBG grantees including representatives from regional planning, economic development corps, consultants, and Units of General Local Government (UGLG) to learn more about the upcoming CDBG-CLOSE program. During the training, DEHCR discussed program goals, participation requirements and allowable activities based upon the Consolidated and Annual Action Plan. The Division encouraged participants to provide their ideas as it started planning for 2019 Annual Action Plan.

DEHCR attended the 2018 Poverty Matters! Conference which was held in Milwaukee, WI on September 27-28, 2018. The Poverty Matters! Conference is committed to reducing poverty in communities in WI. DEHCR provided information on division programs and funding opportunities. Staff was available for questions related to the 2019 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 December 5-6, 2017 in Minocqua, WI. The Summit provides an opportunity to address the unique challenges and opportunities of northern and rural Wisconsin's economy through a forum with the Governor's Cabinet, keynote speakers, and a series of workshops. Participants included state and local government, tribal representatives, business owners, and others. Participants were encouraged to communicate their thoughts about our 2019 AAP, 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 14-15, 2019. 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 2019 Annual Action Plan, and visit our web site where the draft would be posted for public review.

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 CoC's is provided above. DEHCR's Administrator and ESG staff regularly attend the four Wisconsin CoC meetings and work closely with CoC's to administer the ESG program. DEHCR worked with each of the four CoC's when determining the distribution of ESG-CV funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

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 HTF Administrator
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail/Letter
20	**Agency/Group/Organization**	Wisconsin Community Action Program Association (WISCAP)
	Agency/Group/Organization Type	Community Action Agency

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

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

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
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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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
Brown County Housing Authority	Brown County	Assist those experiencing homelessness and decrease the number of people experiencing homelessness

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

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 comment 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 Housing". Both presentations included a detailed description of the Consolidated Plan and asked pointed questions about Wisconsin's housing, community development, and economic development needs and concerns.

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.

On April 19, 2019 and April 26, 2019, the Department posted a legal notice in the State's newspaper of record, the Wisconsin State Journal. The notice announced both the April 29, *2019 Annual Action Plan* public hearing and the availability of the draft *2019 Annual Action Plan* on the DOA website during the public comment period (April 29, 2019 – May 29, 2019).

On May 9, 2020, the Department posted a legal notice in the State's newspaper of record, the Wisconsin State Journal. The notice announced both the May 15, *2019 Substantial Amendment #6* public hearing and the availability of the draft *2019 Substantial Amendment #6* on the DOA website during the public comment period (May 15, 2020 – May 20, 2020).

The State is making the draft Substantial Amendment #8 to the 2019 Action Plan for the CARES Act for CDBG-CV available for public comment for 7 days, from **August 23, 2024, through August 30, 2024**. The State published a public notice on August 16, 2024; DEHCR provided electronic notification via email; and the notice and draft documents were made available on the DEHCR website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Input Session, Spooner, WI	Northwest Wisconsin	5 attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
2	Public Input Session, Crandon, WI	Northeast Wisconsin	2 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
3	Public Input Session, Stevens Point, WI	Central Wisconsin	5 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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	n/a	
5	Public Input Session, Platteville, WI	Southwest Wisconsin	4 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
6	Wisconsin Consolidated Plan Online Public Survey	Broad outreach, Wisconsin Stakeholders and Citizens	655 Respondents	See 2015-2019 Consolidated Plan Appendix	n/a	
7	A Home for Everyone Conference	Wisconsin Stakeholders	Approximately 250 Attendees	See 2015-2019 Consolidated Plan Appendix	n/a	
8	General Public Comment	Wisconsin Stakeholders and Citizens	5 Emailed comments	See 2015-2019 Consolidated Plan Appendix	n/a	
9	Public Hearing	Wisconsin Stakeholders and Citizens	0 attendees; 0 comments	See 2019 Annual Action Plan Appendix F	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Wisconsin Stakeholders and Citizens	CDBG-CLOSE Public Hearing - 0 attendees; 14 written or e-mailed comments	See 2018 Annual Action Plan Appendix for CDBG-CLOSE submitted comments and DEHCR response	DEHCR made accommodations in CDBG-CLOSE to address some of the concerns. However, the requests to retain the RLF program as it existed or to create regional funds were not deemed feasible given the status of the program.	
11	Public Hearing	Wisconsin Stakeholders and Citizens	Substantial Amendment #4 Public Hearing - 0 attendees; 0 written or e-mailed comments received	0 written or e-mailed comments received	0 written or e-mailed comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	Wisconsin Stakeholders and Citizens	Substantial Amendment #6 Public Hearing - 0 attendees; 5 written or e-mailed comments received	The majority of the comments submitted advocated for the Department to award ESG-CV funds either solely to the Balance of State CoC or the majority of funds.	The Division has distributed ESG-CV funds according to a formula which takes into consideration ESG-CV funds received by each HUD-defined CoC. The funding formula also reflects funds requested by local CoC's.	
13	Public Input	Wisconsin Stakeholders and Citizens	The Division received two (2) public comments Regarding Substantial Amendment #8.	Comments were consistent with the Division's plans for the use of the funds.	Given the time constraints associated with the funding, the Division has elected not to build additional housing units with the remaining CDBG-CV funding.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The following table summarizes the anticipated resources, broken down by program type, allocated by the Division of Energy, Housing and Community Resources during the Consolidated Plan's planning period (FY 2015-2019).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	26,611,562	63,909,445	10,843,362	101,364,369	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	10,412,376	3,999,141	10,435,598	24,847,115	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	693,693	0	0	693,693	0	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,558,666	0	0	3,558,666	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,731,220	0	7,589,919	11,330,139	0	
Other	FY2020 ESG-CV	Prevent, prepare for, and respond to coronavirus	32,484,591	0	0	32,484,591	0	
Other	FY2020 CDBG-CV	Prevent, prepare for, and respond to coronavirus	33,087,255	0	0	33,087,255	0	
Other	FY2020 HOPWA-CV	Prevent, prepare for, and respond to coronavirus	113,711	0	0	113,711	0	

Table 5 - Expected Resources – Priority Table

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

CDBG Economic Development funding is often used as gap financing, allowing it to leverage other sources of funds at the local level. CDBG Public Facilities for Economic Development has a 50% match requirement. CDBG Planning and Public Facilities require a $1 match for $2 in CDBG and CDBG-CV funds awarded. Planning awards for broadband internet expansion do not require match. This requirement is often satisfied using funds from local government and other state or federal agencies.

Eligible recipients may utilize their CDBG-CLOSE grant award for the currently authorized programs as outlined in the State of Wisconsin 2015-2019 Consolidated Plan without the matching funds requirement:

1. Public Facilities;
2. Housing Rehabilitation Conversion;
3. Economic Development projects;
4. Public Facilities for Economic Development projects;
5. Planning projects

In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:

1. Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation.
2. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents.
3. Public services.

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

1. Public Facilities: $3,000,000 per project;
2. Housing Rehabilitation: existing CDBG-H costs apply;
3. Economic Development projects: $3,000,000 per project;
4. Public Facilities for Economic Development projects; $3,000,000 per project;

5. Planning projects: $75,000 per project

In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:

1. Broadband/high speed internet: $3,000,000 per project;
2. Mitigation measures specifically those that address natural hazard risks: $3,000,000 per project;
3. Public services: $300,000 per project

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 Initiative, which is used to fund affordable housing programs.

The 100% ESG match requirement is met through use of state homeless funds, federal and state programs, local government contributions, cash donations, and donated materials, services, and labor. State funds used to end homelessness include the Homeless Prevention Program, Housing Assistance Program, State Shelter Subsidy Grants, and Critical Assistance program. ESG-CV, HOPWA and HOPWA-CV 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 publicly 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.

All Economic Development Revolving Loan Fund Accounts that were originally capitalized with payments of loans made from CDBG grant funds awarded prior to January 1, 1992 by the State of Wisconsin and have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.

If an UGLG retains the responsibility of servicing existing loans, the potential responsibility for re-paying the loan due to the UGLG's failure to meet a National Objective still resides with the UGLG.

Under CDBG-CLOSE, UGLG's must:

1. Return to the Department the full balance of the locally held Revolving Loan Fund as indicated on the final report;
2. Dissolve the RLF under the process identified by the Department;
3. Complete all documentation required and requested by the Department.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Owner Occupied Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: $27,713,749 HOME: $3,073,261	Homeowner Housing Rehabilitated: 1225 Household Housing Unit
2	Rehabilitate Rental Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: $2,253,392 HOME: $2,822,035	Rental units rehabilitated: 228 Household Housing Unit
3	Build New Rental Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: $0 CDBG-CV: $3,209,464 HOME: $5,644,071 HTF: $3,731,220	Rental units constructed: 209 Household Housing Unit
4	Provide Down Payment Assistance to Homebuyers	2015	2019	Affordable Housing		Affordable Housing	CDBG: $2,666,121 HOME: $4,244,027	Direct Financial Assistance to Homebuyers: 440 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Tenant-Based Rental Assistance	2015	2019	Affordable Housing		Affordable Housing	HOME: $6,901,337	Tenant-based rental assistance / Rapid Rehousing: 1,870 Households Assisted
6	Provide Homeless Assistance	2015	2019	Homeless		Homelessness	ESG: $3,558,666 ESG – CV: $32,484,591	Tenant-based rental assistance / Rapid Rehousing: 1,638 Households Assisted Homeless Person Overnight Shelter: 14,000 Persons Assisted Homelessness Prevention: 4,000 Persons Assisted Other: 2,000 Other
7	Assist Communities with Public Facilities Projects	2015	2019	Non-Housing Community Development		Community Development	CDBG: $13,498,550 CDBG-CV: $8,023,659	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40,496 Persons Assisted
8	Create Jobs Through ED Assistance and Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: $52,534,285 CDBG-CV: $3,209,464	Jobs created/retained: 1,501 Jobs CDBG-CV funds will be used for microenterprise support.
9	Increase Housing Options for Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs		Special Needs Assistance	HOPWA: $693,693 HOPWA-CV: $113,711	Tenant-based rental assistance / Rapid Rehousing: 224 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 37 Households Assisted
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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Assist Communities with Local Planning	2015	2019	Non-Housing Community Development		Community Development	CDBG: $257,132	Other: 10 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: $1,542,793 HOPWA: $0 HOME: $1,121,147 ESG: $0 CDBG-DR: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 2 Other
13	Public Service	2015	2019	Public Service		Public Service	CDBG-CV: $17,652,050	Public Service: Other: Prevent, prepare for and respond to the Coronavirus.

Table 6 – Goals Summary

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. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for.
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. WHEDA may also provide funds to rehabilitate rental housing through its HTF program. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for.
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. WHEDA will provide funds to rehabilitate rental housing through its HTF program. CDBG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).
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 or at risk of homelessness 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 and ESG-CV programs. 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. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for. Beginning in 2018, expand the use of CDBG-SF funding to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only allowed to be utilized for CDBG-Public Facilities for Economic Development awards. CDBG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).
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. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for. Beginning in 2018, expand the use of CDBG-SF funding to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only allowed to be utilized for CDBG-Public Facilities for Economic Development awards. CDBG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19) and will be used for microenterprise support.
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 and HOPWA-CV programs.
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. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for. Beginning in 2018, increase the maximum award amount to $50,000 from $25,000 and add a 1 for 2 match requirement. For Planning awards for broadband internet expansion, the maximum Planning award is $75,000 with no match required.
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. Eligible category for CDBG-CLOSE funding; however, unclear whether or how much funding will be applied for.
13	**Goal Name**	Public Service
	Goal Description	The Division of Energy, Housing and Community Resources will fund public service projects as needs arise throughout the state. These projects will be funded with CDBG-CV finds and will be used consistent with the intent of the funding which is to assist communities prevent, prepare for and respond to the coronavirus (COVID-19). These projects may be pilot-type projects or may be new activities that the state has not funded in the past.

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, HTF 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.

Funding Allocation Priorities

	Rehabilitate Owner Occupied Housing (%)	Rehabilitate Rental Housing (%)	Build New Rental Housing (%)	Provide Down Payment Assistance to Homebuyers (%)	Provide Tenant-Based Rental Assistance (%)	Provide Homeless Assistance (%)	Assist Communities with Public Facilities Projects (%)	Create Jobs Through ED Assistance and Job Training (%)	Increase Housing Options for Persons with HIV/AIDS (%)	Increase Access to Benefits (%)	Assist Communities with Local Planning (%)	Special Projects (%)
CDBG	27	2	0	3	0	0	13	52	0	0	1	2
HOME	12	11	24	18	30	0	0	0	0	0	0	5
HOPWA	0	0	0	0	0	0	0	0	100	0	0	0
ESG	0	0	0	0	0	100	0	0	0	0	0	0
HTF	0	0	100	0	0	0	0	0	0	0	0	0
Other CDBG-DR	0	0	0	0	0	0	0	0	0	0	0	0
Other CDBG-CV	0	0	10	0	0	0	25	10	0	0	0	

Other ESG-CV	0	0	0	0	0	100	0	0	0	0	0	0
Other-HOPWA-CV	0	0	0	0	0	0		0	100	0	0	0

Table 7 – Funding Allocation Priorities

Reason for Allocation Priorities

The State has obligated or expended in excess of the amount of its first CDBG-CV allocation, to assist non-Entitlement local governments with community response to the coronavirus pandemic through funding for critically needed public services, public improvements and public facility improvements. CDBG-CV can be used for public services as a primary component because, unlike regular CDBG, the CARES Act eliminated the public services cap. Only 15% of regular CDBG funding received in any year can be used for public services, whereas there is no cap on CDBG-CV funding for public services. The balance of CDBG-CV funding, or the combined amounts of the second and third CDBG-CV allocations, could be used by the State acting directly. This was possible due to CARES Act provisions that eliminated the regular CDBG cap on public service and gave HUD the authority to provide additional waivers. One of these HUD waivers under the CARES Act for CDBG-CV allows amounts in excess of the first CDBG-CV allocation, or CDBG-CV1, to be used in both entitlement and non-entitlement areas of the state and to involve activities carried out directly by the State or through contractors.

Using these provisions, the State plans to directly award currently unobligated funds as Public Services to help address the needs of homeless shelters, provide emergency subsistence payments, as well as food related needs persisting in the wake of the coronavirus pandemic. Eligible direct recipients will be existing and established organizations that are directly involved and directly deliver the services for which funding is being requested (i.e., the project will not involve provision of such services or undertaking delivery of such services through one or more contractors or subrecipients). These subrecipients must have capacity, experience and meet all requirements identified in the amended CDBG-CV Method of Distribution.

Eligible activities should also address needs of persons at risk of or experiencing homelessness and food security related needs arising as a result of the pandemic and must: 1) meet the requirement for an eligible public service activity, 2) meet a HUD national objective, and 3) represent an eligible CDBG-CV activity under the CARES Act. This means a new or quantifiably increased public service activity that is needed to prevent, prepare for or respond to the coronavirus, which will primarily benefit low-to-moderate income persons, by serving an LMI area or by benefiting

an LMI limited clientele population. Finally, CDBG-CV funding provided may not represent a duplication of benefits.

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. Therefore, an estimated $18,246,187 of CDBG funding used to further housing related goals will be collected by local housing revolving loan funds. Each of the changes made under Substantial Amendment 4 reflect efficiencies and program improvements designed to maximize available federal funds and streamline existing programs to benefit grantees.

In addition, an estimated $45,663,258 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. All Economic Development Revolving Loan Fund Accounts that were originally capitalized with payments of loans made from CDBG grant funds awarded prior to January 1, 1992 by the State of Wisconsin **and** have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.

In addition to the allocations identified above, the State of Wisconsin has allocated 55% of the CDBG-CV funds for Public Services. While not in the chart above, these funds are necessary to meet the identified challenges facing the State of Wisconsin as a result of the Coronavirus. Lastly, CDBG-CV funds allow for a 2% Administrative set-aside and 1% Technical Assistance set-aside. The State may request that HUD provide a waiver regarding administrative funding.

Under CDBG-CLOSE, UGLG's must:

1. Return to the Department the full balance of the locally held Revolving Loan Fund as indicated on the final report;
2. Dissolve the RLF under the process identified by the Department;
3. Complete all documentation required and requested by the Department.

Eligible recipients may utilize their CDBG-CLOSE grant award for the currently authorized programs as outlined in the State of Wisconsin 2015-2019 Consolidated Plan without the matching funds requirement:

1. Public Facilities;
2. Housing Rehabilitation Conversion;
3. Economic Development projects;
4. Public Facilities for Economic Development projects;
5. Planning projects

In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes:

1. Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation.
2. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents.
3. Public services.

The "Special Projects" category contains funding that will be used toward pilot projects and projects not typically funded by the Division in order to best respond to the evolving needs of the state.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated

Plan?

The funding is distributed between goals in a way that meets the needs of the state, given the needs of the state and the capacity of current state programs. As described above, the priority needs, and specific objectives are addressed by the distribution of funding amongst the goals. Beginning in 2018, expand the use of CDBG-SF funding to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only allowed to be utilized for CDBG-Public Facilities for Economic Development awards.

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

Introduction:

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

Substantial Amendment 4 amends the year 4 Annual Action Plan to make the following updates to existing programs administered by DEHCR:

1. Expand the use of CDBG-RLF funding to allow for public facilities/infrastructure improvements.
2. CDBG – Public Facilities – increase the award amount to $1,000,000 from current limit of $500,000 and creates a $1 match requirement for every $2 in CDBG funding awarded.
3. CDBG – Public Facilities for Economic Development – increase award amount to $750,000 from current limit of $500,000.
4. Increase the CDBG - Planning grant to $50,000, from its current limit of $25,000 and add a $25,000 match requirement.
5. Create a new category of CDBG - Planning for Broadband Expansion. Fund awards at a maximum of $75,000/ no match required.
6. Expand the use of CDBG SF funding to allow for Broadband expansion in LMA areas.
    1. CDBG-SF funds are currently only allowed to be used for CDBG – Public Facilities for Economic Development awards.
7. Eliminate the requirement for CHDO's to re-certify on an annual basis.
8. Create new flexibilities under the HOME – Tenant Based Rental Assistance to enable grantees to rent to homeless persons or families without the current requirement that they have a family member with a disability.

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

Distribution Methods

Table 8 - 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. Beginning in 2018, DEHCR will utilize CDBG-SF funds to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only utilized for CDBG-Public Facilities for Economic Development Awards. UGLG's that currently administer an Economic Development RLF are <u>required</u> to participate in CDBG-CLOSE. Under CDBG-CLOSE, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development RLF as well as current Economic Development RLF accounts receivable will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities. There are three ways UGLG's will participate in CDBG-CLOSE. First, UGLG's that do not have **<u>any</u>** outstanding, current loans and **<u>only</u>** have cash on hand will receive credit for their RLF bank balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows: RLF Bank Balance = RLF Closeout Account UGLG's with outstanding loans have the option under CDBG-CLOSE to either: 1. **<u>Purchase</u>** the value of **<u>all</u>** outstanding loans in the RLF portfolio and transfer those funds to DEHCR; 2. **<u>Retain the responsibility to</u>** service outstanding loans locally. Under CDBG-CLOSE, UGLG's that opt to **<u>purchase</u>** all outstanding loans will receive their RLF bank balance plus their purchase of their outstanding balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows: RLF Bank Balance + Purchased RLF Accounts Receivable = RLF Closeout Account

		Under CDBG-CLOSE, UGLG's that opt to **retain the responsibility to** service outstanding loans locally will only receive credit for their RLF bank balance as grant funding. Under this option, UGLG's RLF Closeout Account will be determined as follows: RLF Bank Balance = RLF Closeout Account DEHCR will enter into a written agreement with all UGLG's that opt to retain the responsibility to service all outstanding loans. UGLG's must return all applicable loan repayments to the State. Amounts received by the State will be committed to specific UGLG awards; and, as sufficient amounts are accumulated these funds will be committed ahead of grant funds for any new awards. Amounts received will not displace grant funding from other UGLG's grant-funded awards. CDBG-CV funds will be used to fund services to microenterprises consistent with the use of the funds.

	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: • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding All Revolving Loan Fund Accounts that were originally capitalized by a CDBG award from the State of Wisconsin prior to January 1, 1992 **and** have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin **and** the State has closed out the source grant from which funds were originally used to capitalize the RLF **and** HUD has closed out the CDBG grant between HUD and the State for the original source year that capitalized the RLF are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11. Consistent with their use, in addition to the traditional "small cities" recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. In addition to this activity, the State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.
	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. The CDBG-CLOSE application packet is included in the Appendices.

	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)**	Only existing Units of General Local Government (UGLG) that hold a CDBG RLF-ED fund will apply for funding. UGLG's that do not have **any** outstanding, current loans and **only** have cash on hand will receive credit for their RLF bank balance as grant funding. UGLG's with outstanding loans have the option under CDBG-CLOSE to either: 1. Purchase the value of **all** outstanding loans in the RLF portfolio and transfer those funds to DEHCR; **or** 2. Retain **all** outstanding loans and service them locally. Under CDBG-CLOSE, UGLG's must: 1. Return to the Department the full balance of the locally held Revolving Loan Fund as indicated on the final report; 2. Dissolve the RLF under the process identified by the Department; 3. Complete all documentation required and requested by the Department.
	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. Eligible recipients may utilize their RLF Closeout grant award for the currently authorized programs as outlined in the State of Wisconsin 2015-2019 Consolidated Plan without the matching funds requirement: 1. Public Facilities; 2. Housing Rehabilitation Conversion; 3. Economic Development projects; 4. Public Facilities for Economic Development projects; 5. Planning projects In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes: 1. Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public

		infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation. 2. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents. 3. Public services.
	Describe threshold factors and grant size limits.	Resource allocation to CDBG Economic Development will be based upon several factors, including: • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities Eligible recipients may utilize CDBG-CLOSE grant awards for the following programs without the matching funds requirement: Public Facilities; Housing Rehabilitation Conversion; Economic Development projects; Public Facilities for Economic Development projects; Planning projects; Broadband/high speed internet access for low and moderate income (LMI) residents. grant funds can be used by the Unit of General Local Government (UGLG) for public infrastructure projects to expand broadband internet access. Examples of eligible expenses include the purchase of materials and installation. Mitigation measures specifically those that address natural hazard risks; must connect the mitigation development or action to address impacts on LMI residents. Public services. Funding limits for eligible programs under CDBG-CLOSE are as follows: Public Facilities: $3,000,000 per project; Housing Rehabilitation: existing CDBG-H costs apply; Economic Development projects: $3,000,000 per project; Public Facilities for Economic Development projects; $3,000,000 per project; Planning projects: $75,000 per project In addition to the programs identified above, the RLF Closeout Account can be used for the following special purposes: Broadband/high speed internet: $3,000,000 per project; Mitigation measures specifically those that address natural hazard risks: $3,000,000 per project; Public services: $300,000 per project

	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. Grantees have up to twenty-four (24) months from the start date of the CDBG-CLOSE program as defined by the State to submit an application for funding to DEHCR. Project activities must usually be completed within twenty-four (24) months from the date the funding is awarded (RLFs with large balances may be allowed additional time). Funds not disbursed within the specified time limit may be recaptured by DEHCR for reallocation to any other eligible CDBG project. All grant agreements will incorporate timelines to assure the project is on track to have successful completion within the grant term.
2	**State Program Name:**	CDBG Emergency Assistance Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Emergency Assistance Program (EAP) utilizes CDBG housing funds for communities that have sustained damages to LMI housing as a result of natural or manmade disasters (flooding, tornados, windstorms etc.). EAP funds are available on an on-going basis.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Emergency Assistance Program (EAP) applications are evaluated for: • the severity of impact from the disaster • the LMI benefit • the financial need of the applicant

	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The EAP program description and application materials are available on the Division's website. Funds are directed specifically to non-entitlement communities. EAP is in a unique position to address emergency (natural or manmade disasters) housing rehabilitation and business assistance needs in a coordinated and timely response. The DECHR is exploring options to get needed resources to the affected households more quickly. The seven CDBG housing regions could play a critical role in expediting this process.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a

	Describe how resources will be allocated among funding categories.	Explained above.
	Describe threshold factors and grant size limits.	EAP funds are available statewide and, depending on the nature and frequency of natural disasters, vary in their award amounts.
	What are the outcome measures expected as a result of the method of distribution?	Unknown at this time. Funding allocated based on disaster event.

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 is seeking opportunities for CDBG-Housing grantees to collaborate with local home weatherization providers to achieve efficiencies and maximize available resources. CDBG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).

	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: • 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. Consistent with their use, in addition to the traditional “small cities” recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. In addition to this activity, the State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.

	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. Consistent with their use, in addition to the traditional "small cities" recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. In addition to this activity, the State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.
	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)	CDBG Housing Rehabilitation Conversion is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.
	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: • 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: • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities Planning is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.

	Describe threshold factors and grant size limits.	The grant size limit for a CDBG Planning Grant is $50,000 and includes a 1 for 2 match requirement. Beginning in 2018, CDBG Planning for Broadband Expansion will be funded at a maximum of $75,000 with no match required. Under CDBG-CLOSE, the maximum award size is $75,000.
	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, wastewater treatment, broadband communications, fire stations, community centers, and libraries. Beginning in 2018, DEHCR will utilize CDBG-SF funds to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only utilized for CDBG-Public Facilities for Economic Development Awards. These awards will be made as Public Facilities. CDBG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).
	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: • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding Public Facilities is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category. Consistent with their use, in addition to the traditional "small cities" recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. In addition to this activity, the State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.
	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	Applications and handbooks are available on the DEHCR website.

	Describe the process for awarding funds to state recipients and how the state will make its allocation available **to units of general local government, and non-profit organizations, including community and faith-based** **organizations. (ESG only)**	n/a
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other **community-based organizations). (HOPWA only)**	n/a
	Describe how resources will be allocated among funding categories.	Resource allocation to CDBG Public Facilities will be based upon several factors, including: • the number of applications received • historical funding amounts • State of Wisconsin needs • DEHCR priorities

	Describe threshold factors and grant size limits.	The grant size limit for a CDBG Public Facilities grant is $1,000,000 and includes a $1 for every $2 in CDBG funds awarded as a match requirement. Under CDBG-CLOSE, the maximum award size is $3,000,000.
	What are the outcome measures expected as a result of the method of distribution?	
6	**State Program Name:**	CDBG Public Facilities Economic Development
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The CDBG Public Facilities for Economic Development program addresses infrastructure issues in communities such as water systems, wastewater systems, and streets that are an impediment to economic development. Improving infrastructure deficiencies results in the promotion of economic development. Beginning in 2018, DEHCR will utilize CDBG-SF funds to allow for broadband internet expansion in LMA areas. Previously, CDBG-SF funds were only utilized for CDBG-Public Facilities for Economic Development Awards.

	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: • the three National Objectives (benefit to LMI individuals, slum and blight, urgent local need) • activities listed must be eligible activities • need for the funding Public Facilities for Economic Development is eligible under CDBG-CLOSE; however, DEHCR is unable to accurately predict whether or how much CDBG-CLOSE funding will be expended under this category.
	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: • 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 Economic Development grant is $750,000. Under CDBG-CLOSE, the maximum award is $3,000,000 per project.

	What are the outcome measures expected as a result of the method of distribution?	
7	**State Program Name:**	CDBG CV Direct Public Services
	Funding Sources:	CDBG-CV
	Describe the state program addressed by the Method of Distribution.	The State plans to directly award currently unobligated funds as Public Services to help address the needs of homeless shelters, provide emergency subsistence payments, as well as food related needs persisting in the wake of the coronavirus pandemic. Eligible direct recipients will be existing and established organizations that are directly involved and directly deliver the services for which funding is being requested (i.e., the project will not involve provision of such services or undertaking delivery of such services through one or more contractors or subrecipients). These subrecipients must have capacity, experience and meet all requirements identified in the amended CDBG-CV Method of Distribution.

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Eligible activities should also address needs of persons at risk of or experiencing homelessness and food security related needs arising as a result of the pandemic and must: 1) meet the requirement for an eligible public service activity, 2) meet a HUD national objective, and 3) represent an eligible CDBG-CV activity under the CARES Act. This means a new or quantifiably increased public service activity that is needed to prevent, prepare for or respond to the coronavirus, which will primarily benefit low-to-moderate income persons, by serving an LMI area or by benefiting an LMI limited clientele population. Finally, CDBG-CV funding provided may not represent a duplication of benefits.
	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	All application manuals and other publications describing the application criteria will be made 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.	Described above.
	Describe threshold factors and grant size limits.	The grant size limit for a CDBG-CV Direct Public Services grant is $500,000.

	What are the outcome measures expected as a result of the method of distribution?	
8	**State Program Name:**	Emergency Solutions Grant (ESG), Emergency Solutions Grant-CV
	Funding Sources:	ESG, ESG-CV
	Describe the state program addressed by the Method of Distribution.	The ESG program provides funding to: • 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

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applicants to the ESG and ESG-CV programs 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. 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.
	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)**	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. ESG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19). 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.
	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.	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.
	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.	The program is designed to provide funding for two HOME-eligible activities: • 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.	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: • 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
	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.	Explained above.
	What are the outcome measures expected as a result of the method of distribution?	

10	**State Program Name:**	HOME Rental Housing Development program (RHD)
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The priorities of the HOME RHD program are: • 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.	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: • 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.	Threshold factors for applications: • 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 HOME RHD sets a maximum award size of $1,000,000 per award, and no more than 2 awards per developer per year. CHDO recipients are not limited on the number of awards they may receive in a year.
	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
	Describe the state program addressed by the Method of Distribution.	Tenant Based Rental Assistance (TBRA) is a rental subsidy that sub-grantees can use to help individual households with incomes at or below 80% of the county median income (CMI) afford housing costs such as rent and security deposits. Sub-grantees may also assist tenants with utility deposits when HOME is used for rental assistance or security deposits. Households targeted for the HOME-TBRA funds include homeless individuals or families and households at risk of homelessness. TBRA funds will also target homeless households with at least one household member with a disability as well as youth transitioning from foster care and homeless and have experienced domestic violence. DEHCR encourages using a "Housing First" model of housing and support services.

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	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. • 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
	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.	

	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), Housing Opportunities for Persons with AIDS - CV
	Funding Sources:	HOPWA, HOPWA-CV
	Describe the state program addressed by the Method of Distribution.	HOPWA and HOPWA-CV provide 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 and HOPWA-CV 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. HOPWA-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).
	Describe how resources will be allocated among funding categories.	For DEHCR's HOPWA and HOPWA-CV grants, assistance will be provided for: • short term rental assistance • associated supportive services • housing counseling
	Describe threshold factors and grant size limits.	HOPWA and HOPWA-CV 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
	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.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Division of Energy, Housing and Community Resources submitted a Substantial Amendment to its existing State Consolidated Plan which HUD approved.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	All application manuals and other publications describing the application criteria 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.	Answered above.

	Describe threshold factors and grant size limits.	The grant size limit for a CDBG Rural Economic Area Development Initiative grant is $1,000,000, of which: • Up to $500,000 for Economic Development (required component) • Up to $300,000 for Workforce Housing (required component) • Up to $200,000 for Worker Training (encouraged component)
	What are the outcome measures expected as a result of the method of distribution?	

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 Economic Development Revolving Loan Funds						
UGLG	**ACT**	**OBJ**	**Balance**	**Contact Name**	**Phone**	**Contact Email**
Ashland, City of	Econ Dev	LMI Employ	424,344.23	Kate Taylor	715-682-8344	ktaylor@ashlandareadevelopment.org
Ashland, County of	Econ Dev	LMI Employ	285,528.24	Kate Taylor	715-682-8344	ktaylor@ashlandareadevelopment.org
Berlin, City of	Econ Dev	LMI Employ	181,710.19	Jodi Olson	920-361-5400	jolson@cityofberlin.net
Boscobel, City of	Econ Dev	LMI Employ	204,713.60	Ron Brisbois	608-822-3501	gcedc@grantcounty.org
Brillion, City of	Econ Dev	LMI Employ	76,101.80	Lori Gosz	920-756-2250	admin@ci.brillion.wi.us

Brown, County of	Econ Dev	LMI Employ	2,314,602.17	Chuck Lamine	920-448-6480	lamine_cf@co.brown.wi.us
Buffalo, County of	Econ Dev	LMI Employ	393,088.16	Carl Duley	608-685-6254	carl.duley@co.buffalo.wi.us
Burlington, City of	Econ Dev	LMI Employ	645,686.06	Carolyn Engel	262-898-7420	carolyn@blp504.org
Calumet, County of	Econ Dev	LMI Employ	968,398.88	Mary Kohrell	920-849-1680	kohrell.mary@co.calumet.wi.us
Cedarburg, City of	Econ Dev	LMI Employ	891,899.36	Kathleen Cady Schilling	262-238-7730	kschilling@co.ozaukee.wi.us
Columbia, County of	Econ Dev	LMI Employ	1,083,890.96	Shonna Neary	608-742-9645	shonna.neary@co.columbia.wi.us
Columbus, City of	Econ Dev	LMI Employ	290,595.29	Patrick Vander Sanden	920-623-5900	pvandersanden@columbuswi.us
Cuba City, City of	Econ Dev	LMI Employ	166,186.45	Bob Jones	608-744-2152	cubacitycdc@gmail.com
Darlington, City of	Econ Dev	LMI Employ	75,185.63	David Breunig	608-776-4975	dave.breunig@cityofdarlingtonwi.org
Dodge, County of	Econ Dev	LMI Employ	413,784.00	Nate Olson	920-3863701	nolson@co.dodge.wi.us
Door, County of	Econ Dev	LMI Employ	977,248.18	Jim Schuessler	920-743-3113	Jim@doorcountybusiness.com
Edgerton, City of	Econ Dev	LMI Employ	162,448.23	Ramona Flanigan	608-884-3341	rflanigan@cityofedgerton.com
Elkhorn, City of	Econ Dev	LMI Employ	1,767,815.81	Jessie Bartmann	262-723-2219	gbartmann@cityofelkhorn.org
Elroy, City of	Econ Dev	LMI Employ	85,893.56	Carole Brown	608-462-2400	cbrown@elroywi.com
Florence, County of	Econ Dev	LMI Employ	85,159.46	Wendy Gehlhoff	715-528-3294	wgehlhoff@co.florence.wi.us

Fort Atkinson, City of	Econ Dev	LMI Employ	229,136.81	Matt Trebatoski	920-563-7760	mtrebatoski@fortatkinsonwi.net
Grant, County of	Econ Dev	LMI Employ	189,046.76	Darlene Mickelson	608-822-3501	contact@grantcounty.org
Green, County of	Econ Dev	LMI Employ	698,482.91	Cara Carper	608-328-9452	gcdc@tds.net
Hartford, City of	Econ Dev	LMI Employ	644,802.69	Justin Drew	262-673-8265	jdrew@ci.hartford.wi.us
Horicon, City of	Econ Dev	LMI Employ	183,536.51	Kristen Jacobson	920-485-3500	kjacobson@cityhoriconwi.us
Howard, Village of	Econ Dev	LMI Employ	549,253.73	Dave Wiese	920-434-4640	dwiese@villageofhoward.com
Iowa, County of	Econ Dev	LMI Employ	400,025.96	Larry Bierke	608-935-0318	larry.bierke@iowacounty.org
Jackson, County of	Econ Dev	LMI Employ	767,053.45	Ray Ransom	715-284-0258	ray.ransom@co.jackson.wi.us
Jefferson, City of	Econ Dev	LMI Employ	213,305.55	Timothy Freitag	920-674-7700	tfreitag@jeffersonwis.com
Jefferson, County of	Econ Dev	LMI Employ	645,824.05	Roxanne Witte	920-674-8711	roxannew@jeffersoncountywi.gov
Juneau, County of	Econ Dev	LMI Employ	704,493.24	Lori Chipman	608-847-9309	lchipman@co.juneau.wi.us
Kendall, Village of	Econ Dev	LMI Employ	15,919.00	Lynn Hanson	608-463-7124	kendallvill@centurytel.net
Kenosha, County of	Econ Dev	LMI Employ	2,720,393.38	Brock Portilia	262-925-3468	bportilia@kaba.org
Kewaunee, County of	Econ Dev	LMI Employ	1,229,652.07	Paul Kunesh	920-388-7110	kuneshp@kewauneeco.org
La Crosse, County of	Econ Dev	LMI Employ	494,321.98	Sharon Davidson	608-785-9752	sdavidson@lacrossecounty.org

Lake Mills, City of	Econ Dev	LMI Employ	320,907.67	Elizabeth Milbrath	920-648-2344	emilbrath@ci.lake-mills.wi.us
Langlade, County of	Econ Dev	LMI Employ	599,007.02	Angie Close	715-623-5123	aclose@co.langlade.wi.us
Laona, Town of	Econ Dev	LMI Employ	60,092.89	Erin Lane	715-674-4071	townoflaona@centurytel.net
Little Chute, Village of	Econ Dev	LMI Employ	336,480.10	James Fenlon	920-423-3850	james@littlechutewi.org
Manitowoc, City of	Econ Dev	LMI Employ	1,460,581.85	Nicolas Sparacio	920-686-6930	nsparacio@manitowoc.org
Manitowoc, County of	Econ Dev	LMI Employ	954,682.43	Todd Reckelberg	920-683-4080	toddreckelberg@co.manitowoc.wi.us
Maribel, Village of	Econ Dev	LMI Employ	83,004.44	Nancy Van Elzen	920-655-3177	villageofmaribel@vofmaribel.org
Marinette, City of	Econ Dev	LMI Employ	585,923.38	Jackie Miller	715-732-5143	jmiller@marinette.wi.us
Mauston, City of	Econ Dev	LMI Employ	307,847.10	Randy Reeg	608-847-6676	cityadmin@mauston.com
Mazomanie, Village of	Econ Dev	LMI Employ	38,023.14	Susan Dietzen	608-795-2102	sdietzen@villageofmazomanie.com
Medford, City of	Econ Dev	LMI Employ	184,966.36	Sue Emmerich	715-7484729	medfordchamber1@gmail.com
Menomonee Falls, Village of	Econ Dev	LMI Employ	989,585.36	Gabriel Gilbertson	262-532-4277	ggilbertson@menomonee-falls.org
Monroe, City of	Econ Dev	LMI Employ	986,373.59	Philip Rath	608-329-2527	prath@cityofmonroe.org
Monroe, County of	Econ Dev	LMI Employ	574,260.70	Steven Peterson	608-769-9910	steve@gomonroecountywi.com
Muskego, City of	Econ Dev	LMI Employ	572,162.49	Scott Kroeger	262-679-5686	skroeger@cityofmuskego.org

New London, City of	Econ Dev	LMI Employ	355,474.94	Judy Radke	920-982-8500	jradke@newlondonwi.org
Oconto Falls, City of	Econ Dev	LMI Employ	1,366,860.84	Eve Wallace	920-846-4505	dtreasurer@ci.ocontofalls.wi.us
Oconto, County of	Econ Dev	LMI Employ	892,146.33	Paul Ehrfurth	920-834-6969	pehrfurth@gmail.com
Oneida, County of	Econ Dev	LMI Employ	748,131.03	Cynthia Kelling	715-369-9110	c.kelling@ocedc.org
Oostburg, Village of	Econ Dev	LMI Employ	293,044.57	Jill Ludens	920-564-3214	jill.ludens@oostburg.org
Outagamie, County of	Econ Dev	LMI Employ	792,314.05	Kara Homan	920-832-6034	kara.homan@outagamie.org
Ozaukee, County of	Econ Dev	LMI Employ	708,468.88	Kathleen Cady Schilling	262-238-7730	kschilling@co.ozaukee.wi.us
Pepin, County of	Econ Dev	LMI Employ	154,923.14	Pamela DeWitt	715-672-8704	pdewitt@co.pepin.wi.us
Pierce, County of	Econ Dev	LMI Employ	1,163,509.07	Paul Schweba ch	715-425-3881	paul@pcedc.com
Portage, City of	Econ Dev	LMI Employ	107,691.36	Marie Moe	608-742-2176	marie.moe@portagewi.gov
Racine, County of	Econ Dev	LMI Employ	998,921.99	Carolyn Engel	262-898-7420	carolyn@blp504.org
Richland, County of	Econ Dev	LMI Employ	1,061,260.28	Victor Vlasak	608-647-2197	victor.vlasak@co.richland.wi.us
Ripon, City of	Econ Dev	LMI Employ	242,365.50	Lori Rich	920-748-4914	lrich@cityofripon.com
Rock, County of	Econ Dev	LMI Employ	412,191.90	James Otterstei n	608-757-5598	otterste@co.rock.wi.us
Sauk, County of	Econ Dev	LMI Employ	264,519.09	Kerry Beghin	608-355-3236	kerry.beghin@saukcountywi.gov

Shawano, City of	Econ Dev	LMI Employ	451,579.63	Dennis Heling	715-526-5839	scepi@frontiernet.net
Shawano, County of	Econ Dev	LMI Employ	587,168.02	Dennis Heling	715-526-5839	scepi@frontiernet.net
Sheboygan, County of	Econ Dev	LMI Employ	940,245.20	Dane Checolinski	920-946-9378	checolinski@sheboygancountyed.com
Sheboygan, Town of	Econ Dev	LMI Employ	799,119.00	Cathy Conrad	920-451-2320	cathy@townofsheboygan.org
Shullsburg, City of	Econ Dev	LMI Employ	89,303.80	Marsha Einsweiler	608-965-4424	m.einsweiler@cityofshullsburg.org
Sparta, City of	Econ Dev	LMI Employ	573,898.38	Todd Fahning	608-269-4340	bldg@spartawisconsin.org
Taylor, County of	Econ Dev	LMI Employ	587,231.94	Ken Pearson	715-635-2197	kpearson@nwrpc.com
Tomah, City of	Econ Dev	LMI Employ	243,324.06	Roger Gorius	608-374-7422	cityadmin@tomahonline.com
Tri-County Reg. Econ.	Econ Dev	LMI Employ	127,786.31			tcredc@gmail.com
Vernon, County of	Econ Dev	LMI Employ	286,473.55	Diane McGinnis	608-637-5379	diane.mcginnis@vernoncounty.org
Washburn, County of	Econ Dev	LMI Employ	329,334.70	Margie Quinn	715-635-8242	mqeconomic@centurytel.net
Whitewater, City of	Econ Dev	LMI Employ	332,831.03	Dave Carlson	262-473-0148	dcarlson@whitewater-wi.gov
Winnebago, County of	Econ Dev	LMI Employ	878,545.64	Jerry Bougie	920-232-3339	jbougie@co.winnebago.wi.us
Winneconne, Village of	Econ Dev	LMI Employ	454,147.18	Mitchell Foster	920-582-4381	administrator@winneconnewi.gov
Wisconsin Dells, City of	Econ Dev	LMI Employ	128,306.85	Nancy Holzem	608-254-2012	nholzem@dellscitygov.com

CDBG Housing Revolving Loan Fund Accounts

UGLG	Act	Obj	BALANCE	CONTACT	PHONE	CONTACT EMAIL
Douglas County	Housing	LMI Housing	$0	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Langlade County	Housing	LMI Housing	$0	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Chippewa County	Housing	LMI Housing	$0	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Juneau County	Housing	LMI Housing	$0	Julie Olson	608.847.7309	juncoha@frontier.com
Brown County	Housing	LMI Housing	$0	Todd Mead	920.448.6485	Mead_TD@co.brown.wi.us
La Crosse County	Housing	LMI Housing	$0	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Columbia County	Housing	LMI Housing	$0	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Adams	Housing	LMI Housing	$7,358	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Adams County	Housing	LMI Housing	$37,286	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Algoma	Housing	LMI Housing	$22,999	Jeffrey Wiswell	920.487.5203	jeff.wiswell@algomacity.org
Village of Alma Center	Housing	LMI Housing	$9,134	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Amery	Housing	LMI Housing	$35,994	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Antigo	Housing	LMI Housing	$284,614	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Argyle	Housing	LMI Housing	$13,460	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Ashland	Housing	LMI Housing	$189,356	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Ashland County	Housing	LMI Housing	$2,895	Denise Lutz	705.274.8311	deniselutz@centurytel.net
Village of Athens	Housing	LMI Housing	$67,049	Lisa Czech	715.257.9170	athensclerk@villageofathens.com
City of Augusta	Housing	LMI Housing	$144,343	Georgia Crownhart	715.839.6230	georgia.crownhart@co.eau-claire.wi.us
Village of Avoca	Housing	LMI Housing	$50,975	Liz Wilkinson	608.532.6831	lizvilavoca@gmail.com
Village of Bagley	Housing	LMI Housing	$90,282	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Balsam Lake	Housing	LMI Housing	$43,502	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Baraboo	Housing	LMI Housing	$433,825	Patrick Cannon	608.356.4822	pcannon@cityofbaraboo.com
Barron County	Housing	LMI Housing	$51,734	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Bay City	Housing	LMI Housing	$54,226	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com

City of Bayfield	Housing	LMI Housing	$38,088	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Bayfield County	Housing	LMI Housing	$100,253	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Bear Creek	Housing	LMI Housing	$33,264	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Bear Creek	Housing	LMI Housing	$13,396	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Beaver Dam	Housing	LMI Housing	$388,611	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Beloit	Housing	LMI Housing	$156,826	Katherine Kamp	608.258.5560	kathykamp@wphd.org
City of Berlin	Housing	LMI Housing	$52,311	Susan Thom	920.361.5400	sthom@cityofberlin.net
Town of Big Bend	Housing	LMI Housing	$13,200	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Big Falls	Housing	LMI Housing	$12,316	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Birchwood	Housing	LMI Housing	$95,444	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Birnamwood	Housing	LMI Housing	$2,450	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Birnamwood	Housing	LMI Housing	$105,882	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Black River Falls	Housing	LMI Housing	$113,898	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Blair	Housing	LMI Housing	$66,338	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Bloomer	Housing	LMI Housing	$8,776	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Blue River	Housing	LMI Housing	$159,518	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Bonduel	Housing	LMI Housing	$51,484	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Boscobel	Housing	LMI Housing	$45,605	Dennis Hampton	608.375.4400	dhampton869@hotmail.com
Village of Bowler	Housing	LMI Housing	$18,633	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Boyceville	Housing	LMI Housing	$42,687	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Boyd	Housing	LMI Housing	$11,216	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Brown County	Housing	LMI Housing	$8,086	Todd Mead	920.448.6485	Mead_TD@co.brown.wi.us
Village of Bruce	Housing	LMI Housing	$993	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Butternut	Housing	LMI Housing	$19,533	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Cadott	Housing	LMI Housing	$24,255	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Cambria	Housing	LMI Housing	$37,567	Lois Frank	920.348.5443	cambria@centurytel.net

Village of Cameron	Housing	LMI Housing	$3,894	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Camp Douglas	Housing	LMI Housing	$65,142	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Cassville	Housing	LMI Housing	$40,483	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Cazenovia	Housing	LMI Housing	$43,350	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Chetek	Housing	LMI Housing	$91,266	Cheryl Freese	715.607.0318	cherylfreese7@gmail.com
City of Chilton	Housing	LMI Housing	$199,096	Lisa Meyer	920.849.2451	chiltondeputy@chiltonwi.com
City of Chippewa Falls	Housing	LMI Housing	$159,214	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Chippewa County	Housing	LMI Housing	$264,853	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Clark County	Housing	LMI Housing	$244,918	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Clayton	Housing	LMI Housing	$59,836	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Clintonville	Housing	LMI Housing	$43,936	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Clyman	Housing	LMI Housing	$15,339	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Colby	Housing	LMI Housing	$56,120	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Colby	Housing	LMI Housing	$29,873	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Colfax	Housing	LMI Housing	$6,280	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Coloma	Housing	LMI Housing	$11,412	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Columbia County	Housing	LMI Housing	$54,597	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Cornell	Housing	LMI Housing	$216,249	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
City of Crandon	Housing	LMI Housing	$66,099	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Crawford County	Housing	LMI Housing	$13,320	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Curtiss	Housing	LMI Housing	$40,193	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Dallas	Housing	LMI Housing	$62,676	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Darien	Housing	LMI Housing	$114,629	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Deer Creek	Housing	LMI Housing	$23,921	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Deer Creek/Cylon	Housing	LMI Housing	$54,702	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com

City of Delevan	Housing	LMI Housing	$10,344	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Dodge County	Housing	LMI Housing	$12,419	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Dorchester	Housing	LMI Housing	$26,835	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Douglas County	Housing	LMI Housing	$43,454	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Dresser	Housing	LMI Housing	$35,845	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Dunn County	Housing	LMI Housing	$0	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Town of Dupont	Housing	LMI Housing	$58,246	Beth Baar	715.343.7140	bbaar@capmail.org
City of Durand	Housing	LMI Housing	$81,855	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Eagle River	Housing	LMI Housing	$58,625	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Eastman	Housing	LMI Housing	$37,129	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Eau Claire County	Housing	LMI Housing	$82,851	Georgia Crownhart	715.839.6230	georgia.crownhart@co.eau-claire.wi.us
Village of Edgar	Housing	LMI Housing	$105,051	Louella Luedtke	715.352.2891	Louella.Luedtke@EdgarWI.org
City of Edgerton	Housing	LMI Housing	$117,535	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Eland	Housing	LMI Housing	$67,048	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Eleva	Housing	LMI Housing	$76,630	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Ellsworth	Housing	LMI Housing	$55,412	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Elroy	Housing	LMI Housing	$10,240	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Endeavor	Housing	LMI Housing	$23,163	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Evansville	Housing	LMI Housing	$134,454	Toni Coats	608.882.4518	tcoats@charter.net
Village of Exeland	Housing	LMI Housing	$0	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Fairchild	Housing	LMI Housing	$9,908	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Town of Fifield	Housing	LMI Housing	$74,086	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Florence County	Housing	LMI Housing	$39,037	Jen Steber	715.528.3470	jsteber@co.florence.wi.us
Village of Footville	Housing	LMI Housing	$13,228	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Fox Lake	Housing	LMI Housing	$16,483	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Frederic	Housing	LMI Housing	$34,469	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com

Village of Friendship	Housing	LMI Housing	$40,272	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Friesland	Housing	LMI Housing	$50,218	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Galesville	Housing	LMI Housing	$93,662	Suzanne Johnson	608.582.2475	smjohnson@cityofgalesville.com
Village of Gays Mills	Housing	LMI Housing	$110,370	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
City of Gillett	Housing	LMI Housing	$11,403	Kimberly Gruetzmacher	920.855.2255	kim.gruetzmacher@ci.gillett.wi.us
Village of Gilman	Housing	LMI Housing	$23,545	Denise Johnson	715.748.1456	denise.johnson@co.taylor.wi.us
Village of Glenn Flora	Housing	LMI Housing	$6,474	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
City of Glenwood City	Housing	LMI Housing	$144,592	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Town of Gordon	Housing	LMI Housing	$0	Ree Ann Hoyt	218.391.7004	gordontowndouglas@yahoo.com
Town of Grant	Housing	LMI Housing	$20,285	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Grant County	Housing	LMI Housing	$21,776	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Granton	Housing	LMI Housing	$57,199	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Green County	Housing	LMI Housing	$126,883	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Green Lake County	Housing	LMI Housing	$71,989	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Greenwood	Housing	LMI Housing	$31,359	Lonna Klinke	715.267.6205	lklinke@greenwoodwi.com
Village of Gresham	Housing	LMI Housing	$77,534	Grace Schwefel	715.787.3990	gschwefel@villageofgresham.us
Village of Hancock	Housing	LMI Housing	$15,779	James Barrett	715.249.5521	vhancock@uniontel.net
City of Hartford	Housing	LMI Housing	$435,208	Christine Marks	262.670.3772	cmarks@ci.hartford.wi.us
Village of Highland	Housing	LMI Housing	$98,560	Becky Fredericks	608.929.7781	bfredericks@villageofhighland.net
City of Hillsboro	Housing	LMI Housing	$76,318	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Hortonville	Housing	LMI Housing	$110,098	Diane Wessel	920.779.6011	dwessel@vohortonville.com
City of Hurley	Housing	LMI Housing	$73,489	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Hustler	Housing	LMI Housing	$36,310	Joyce Duescher	608.427.6575	hustler@mwt.net
Town of Hutchins	Housing	LMI Housing	$0	Janice Fischer	715.489.3403	thetownofhutchins@yahoo.com
Village of Iola	Housing	LMI Housing	$73,676	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Iron County	Housing	LMI Housing	$91,832	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com

Village of Ironton	Housing	LMI Housing	$0	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Jackson County	Housing	LMI Housing	$44,476	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Town of Johnson	Housing	LMI Housing	$2,353	Marilyn Bhend	715.581.7006	marilyn.bhend@gmail.com
Town of Jump River	Housing	LMI Housing	$1,442	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Junction City	Housing	LMI Housing	$59,545	Beth Baar	715.343.7140	bbaar@capmail.org
City of Juneau	Housing	LMI Housing	$11,038	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Juneau County	Housing	LMI Housing	$19,066	Julie Olson	608.847.7309	juncoha@frontier.com
City of Kaukauna	Housing	LMI Housing	$0	Robert Jakel	920.766.6324	planning@kaukauna-wi.org
Village of Kendall	Housing	LMI Housing	$64,392	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Kenosha County	Housing	LMI Housing	$18,242	Chris Parisey	262.857.1843	Christopher.Parisey@kenoshacounty.org
City of Kewaunee	Housing	LMI Housing	$0	Terri Decur	920.388.5000	admin@cityofkewaunee.org
Village of Knapp	Housing	LMI Housing	$4,671	Theresa Kopacz	715.665.2495	knappclerk@baldwin-telecom.net
Village of La Farge	Housing	LMI Housing	$14,446	Lonnie Muller	608.625.2771	epilon@mwt.net
Village of La Valle	Housing	LMI Housing	$14,520	Lori Dee	608.985.8774	ldeebug@mwt.net
City of Ladysmith	Housing	LMI Housing	$115,691	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Lancaster	Housing	LMI Housing	$42,215	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Langlade County	Housing	LMI Housing	$54,620	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Town of Laona	Housing	LMI Housing	$32,073	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Lawrence	Housing	LMI Housing	$387	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Town of Lincoln	Housing	LMI Housing	$0	Patricia Nelson	608.844.4856	lincolntown2181@gmail.com
Village of Linden	Housing	LMI Housing	$88,440	Shelly Bull	608.623.2800	clerk@villageoflinden.com
City of Lodi	Housing	LMI Housing	$12,606	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Loganville	Housing	LMI Housing	$60,945	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Lowell	Housing	LMI Housing	$54,774	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Loyal	Housing	LMI Housing	$16,182	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Luck	Housing	LMI Housing	$90,986	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com

Town of Lynn	Housing	LMI Housing	$43,120	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Town of Madison	Housing	LMI Housing	$263,947	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Maiden Rock	Housing	LMI Housing	$14,281	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Manitowoc	Housing	LMI Housing	$296,812	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Marathon City	Housing	LMI Housing	$33,635	Andrew Kurtz	715.443.2221	akurtz@marathoncity.org
City of Marinette	Housing	LMI Housing	$140,012	Jacqueline Miller	715.732.5143	jmiller@marinette.wi.us
City of Marion	Housing	LMI Housing	$33,146	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Marquette County	Housing	LMI Housing	$7,521	Beth Baar	715.343.7140	bbaar@capmail.org
Town of Marshall	Housing	LMI Housing	$15,041	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
City of Marshfield	Housing	LMI Housing	$17,995	Amy Van Wyhe	715.387.3033	amy.vanwyhe@ci.marshfield.wi.us
Village of Mattoon	Housing	LMI Housing	$22,649	Denise Harris	715.370.8161	nisep30@yahoo.com
City of Mauston	Housing	LMI Housing	$31,755	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Mazomanie	Housing	LMI Housing	$32,293	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Meadowbrook	Housing	LMI Housing	$14,444	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
City of Menasha	Housing	LMI Housing	$183,617	David Buck	920.967.3650	dbuck@ci.menasha.wi.us
City of Menomonie	Housing	LMI Housing	$369,848	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Merrill	Housing	LMI Housing	$131,423	Shari Wicke	715.536.4880	shari.wicke@ci.merrill.wi.us
Village of Merrillan	Housing	LMI Housing	$0	Penny Danielson	715.333.2332	merrillan@centurytel.net
Village of Merrimac	Housing	LMI Housing	$33,376	Ronald Senger	608.493.2122	merrimac@merr.com
Village of Milltown	Housing	LMI Housing	$50,668	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Milton	Housing	LMI Housing	$49,696	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Mondovi	Housing	LMI Housing	$116,350	Dawn Moy	715.926.3866	dawn@mondovi.com
City of Mosinee	Housing	LMI Housing	$85,966	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Neillsville	Housing	LMI Housing	$44,759	Rex Roehl	715.743.2105	clerk@neillsville-wi.com
City of Nekoosa	Housing	LMI Housing	$64,242	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of New Auburn	Housing	LMI Housing	$92,169	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us

City of New Lisbon	Housing	LMI Housing	$81,548	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of New London	Housing	LMI Housing	$46,294	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of New Richmond	Housing	LMI Housing	$65,571	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of North Fond du Lac	Housing	LMI Housing	$30,922	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of North Freedom	Housing	LMI Housing	$153,787	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Norwalk	Housing	LMI Housing	$69,054	Sharon Karis	608.823.7760	norwalkclerk@centurytel.net
City of Omro	Housing	LMI Housing	$35,180	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Ontario	Housing	LMI Housing	$53,537	Terri Taylor	608.337.4381	villageofontario@centurytel.net
Village of Orfordville	Housing	LMI Housing	$4	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Osseo	Housing	LMI Housing	$12,270	Blyann Johnson	715.597.2207	cityofosseo@triwest.net
City of Owen	Housing	LMI Housing	$68,621	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Oxford	Housing	LMI Housing	$24,029	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Park Falls	Housing	LMI Housing	$63,624	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Parrish	Housing	LMI Housing	$16,080	Brenda Norem	715.627.4954	bnorem@antigohousingauthority.org
Village of Pepin	Housing	LMI Housing	$14,084	Cindy Fayerweather	715.442.2461	clerk@pepinwisconsin.org
City of Phillips	Housing	LMI Housing	$131,042	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Pierce County	Housing	LMI Housing	$39,621	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Town of Pine Grove	Housing	LMI Housing	$60,031	Beth Baar	715.343.7140	bbaar@capmail.org
City of Pittsville	Housing	LMI Housing	$126,403	Sue Shute	715.884.2422	sshute@tds.net
Village of Plainfield	Housing	LMI Housing	$18,886	Beth Baar	715.343.7140	bbaar@capmail.org
City of Platteville	Housing	LMI Housing	$86,042	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Village of Plum City	Housing	LMI Housing	$147,140	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Plymouth	Housing	LMI Housing	$108,827	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Polk County	Housing	LMI Housing	$29,892	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Poplar	Housing	LMI Housing	$20,965	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com

City of Portage	Housing	LMI Housing	$54,528	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Portage County	Housing	LMI Housing	$33,970	Beth Baar	715.343.7140	bbaar@capmail.org
City of Prairie du Chien	Housing	LMI Housing	$76,462	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Prairie Farm	Housing	LMI Housing	$30,415	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Prentice	Housing	LMI Housing	$8,526	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Radisson	Housing	LMI Housing	$14,333	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Radisson	Housing	LMI Housing	$6,062	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Randolph	Housing	LMI Housing	$48,509	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Readstown	Housing	LMI Housing	$36,578	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Redgranite	Housing	LMI Housing	$86,298	Beth Baar	715.343.7140	bbaar@capmail.org
City of Reedsburg	Housing	LMI Housing	$0	Darleen Wohling	608.524.6404	courtclerk@ci.reedsburg.wi.us
City of Rhinelander	Housing	LMI Housing	$155,241	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Rib Lake	Housing	LMI Housing	$97,448	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Rice Lake	Housing	LMI Housing	$109,334	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Richland Center	Housing	LMI Housing	$94,042	Melinda Jones	608.647.3466	melinda.jones@richlandcenter.com
Village of Ridgeland	Housing	LMI Housing	$7,956	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Rio	Housing	LMI Housing	$84,878	Amy Stone	920.992.5454	astone@riowi.us
City of Ripon	Housing	LMI Housing	$72,615	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Rock County	Housing	LMI Housing	$620,483	Colin Byrnes	608.757.5587	byrnes@co.rock.wi.us
Town of Rock Elm	Housing	LMI Housing	$43,753	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Rock Springs	Housing	LMI Housing	$60,116	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Rudolph	Housing	LMI Housing	$40,611	Beth Baar	715.343.7140	bbaar@capmail.org
Rusk County	Housing	LMI Housing	$25,397	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Saint Nazianz	Housing	LMI Housing	$98,291	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Town of Sand Lake	Housing	LMI Housing	$12,673	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Sauk County	Housing	LMI Housing	$2,911	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com

Sawyer County	Housing	LMI Housing	$46,516	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Schofield	Housing	LMI Housing	$0	Lisa Quinn	715.359.5230	lquinn@cityofschofield.org
Village of Sharon	Housing	LMI Housing	$64,334	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Shawano	Housing	LMI Housing	$113,237	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Shawano County	Housing	LMI Housing	$39,059	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Shell Lake	Housing	LMI Housing	$6,779	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Shullsburg	Housing	LMI Housing	$55,762	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Soldiers Grove	Housing	LMI Housing	$16,343	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Somerset	Housing	LMI Housing	$9,858	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Sparta	Housing	LMI Housing	$84,478	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Spencer	Housing	LMI Housing	$110,983	Paul Hensch	715.659.5423	clerk@vil.spencer.wi.us
City of Spooner	Housing	LMI Housing	$83,276	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Spring Valley	Housing	LMI Housing	$166,500	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
City of Stanley	Housing	LMI Housing	$173,346	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
City of Stevens Point	Housing	LMI Housing	$57,056	Beth Baar	715.343.7140	bbaar@capmail.org
City of Stockbridge	Housing	LMI Housing	$0	Roman Kappus	920.439.1700	villageofstockbridge@tds.net
Town of Stone Lake	Housing	LMI Housing	$32,132	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Stratford	Housing	LMI Housing	$26,735	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Superior	Housing	LMI Housing	$24,031	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Town of Swiss	Housing	LMI Housing	$29,699	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Village of Taylor	Housing	LMI Housing	$28,430	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Taylor County	Housing	LMI Housing	$82,644	Denise Johnson	715.748.1456	denise.johnson@co.taylor.wi.us
Town of Thorp	Housing	LMI Housing	$33,987	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
City of Thorp	Housing	LMI Housing	$96,165	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Tigerton	Housing	LMI Housing	$41,654	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
City of Tomah	Housing	LMI Housing	$145,305	Rachel Muehlenkamp	608.374.7455	tomahpha@tomahonline.com

City of Tomahawk	Housing	LMI Housing	$27,268	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Tony	Housing	LMI Housing	$7,387	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Trempealeau	Housing	LMI Housing	$0	Nathan Patros	608.534.6434	npatros@trempealeauwi.com
Village of Turtle Lake	Housing	LMI Housing	$22,521	Cheryl Freese	715.607.0318	cherylfreese7@gmail.com
Village of Twin Lakes	Housing	LMI Housing	$28,540	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Two Rivers	Housing	LMI Housing	$123,890	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Union	Housing	LMI Housing	$14,786	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Vernon County	Housing	LMI Housing	$37,364	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Town of Vilas	Housing	LMI Housing	$55,216	Dawn Moller	715.627.7050	townofvilas@yahoo.com
City of Viroqua	Housing	LMI Housing	$107,365	Ashley Lacenski	608.782.5520	ashley.lacenski@couleecap.org
Town of Wabeno	Housing	LMI Housing	$29,100	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Warrens	Housing	LMI Housing	$44,947	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Washburn	Housing	LMI Housing	$103,593	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
Washburn County	Housing	LMI Housing	$35,269	Sheldon Johnson	715.635.2197	sjohnson@nwrpc.com
City of Watertown	Housing	LMI Housing	$69,957	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Waupaca	Housing	LMI Housing	$21,817	Beth Baar	715.343.7140	bbaar@capmail.org
City of Waupun	Housing	LMI Housing	$227,832	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Waushara County	Housing	LMI Housing	$34,865	Beth Baar	715.343.7140	bbaar@capmail.org
City of Wautoma	Housing	LMI Housing	$69,590	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Wauzeka	Housing	LMI Housing	$12,370	Lori Bekkum	608.326.7333	lbekkum@developmentplanning.net
Village of Webster/Siren	Housing	LMI Housing	$44,488	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Westby	Housing	LMI Housing	$19,146	Mary Holte	608.634.3214	mholte@cityofwestby.org
City of Weyauwega	Housing	LMI Housing	$33,686	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Weyerhaeuser	Housing	LMI Housing	$10,188	Carolyn Martin	715.532.2271	carolynfayemartin@gmail.com
Village of Wheeler	Housing	LMI Housing	$52,620	Diane Berry	715.632.2403	vwheeler@charter.net
Village of White Lake	Housing	LMI Housing	$9,047	Carol Blawat	715.882.8501	vwlclerk@granitewave.com

City of Whitewater	Housing	LMI Housing	$31,666	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Village of Wild Rose	Housing	LMI Housing	$5,719	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
Town of Williamstown	Housing	LMI Housing	$88,064	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Village of Wilton	Housing	LMI Housing	$134,175	Lori Brueggen	608.435.6666	villageofwilton@centurytel.net
Village of Winneconne	Housing	LMI Housing	$57,904	Chris Hardy	920.582.4381	administrator@winneconneiw.gov
Village of Winter	Housing	LMI Housing	$52,754	Jean Suralski	715.266.4721	villageofwinter_clerk@yahoo.com
City of Wisconsin Dells	Housing	LMI Housing	$35,233	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com
City of Wisconsin Rapids	Housing	LMI Housing	$220,529	Beth Baar	715.343.7140	bbaar@capmail.org
Town of Withee	Housing	LMI Housing	$4,558	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Withee	Housing	LMI Housing	$15,208	Ruth Rosenow	715.726.7935	rrosenow@co.chippewa.wi.us
Village of Wittenburg	Housing	LMI Housing	$107	Barb Garbrielson	715.752.4620	barb.gabrielson@gmail.com
Wood County	Housing	LMI Housing	$35,466	Beth Baar	715.343.7140	bbaar@capmail.org
Village of Woodville	Housing	LMI Housing	$39,464	Janet Zimmer	715.235.9081	janet.zimmer@cedarcorp.com
Village of Wyocena	Housing	LMI Housing	$13,185	Kari Justmann	920.392.5137	Kjustmann@msa-ps.com

AP-35 Projects – (Optional)

Introduction:

The state has not identified site specific projects for 2019 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. Funding allocations for CDBG-CV, ESG-CV, and HOPWA-CV projects will not be determined until program-specific applications are received and evaluated.

Consistent with their use, in addition to the traditional "small cities" recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. The State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.

Only entitlement communities report projects under this section.

UGLG's that currently administer an Economic Development Revolving Loan Fund are required to participate in the CDBG-CLOSE program.

These UGLG's will have the option to utilize CDBG-CLOSE funds for up to two (2) projects totaling the amount of their RLF Closeout Account. In addition, UGLG's may submit an application for up to one (1) additional Planning project. Depending upon the RLF Closeout Account balance, some communities may be eligible to apply for more than two projects.

UGLG's that opt to purchase all outstanding loans will have the option to utilize these funds for up to three (3) projects. For UGLG's with large RLF Closeout Balances, an additional fourth (4) project may be applied for, as determined by DEHCR.

UGLG's that opt to retain all outstanding loans and service them locally will have the option to utilize CDBG-CLOSE funds for up to two (2) projects totaling the amount of their RLF Closeout Account. In addition, UGLG's may submit an application for up to one (1) additional Planning project. Depending upon the RLF Closeout Account balance, some communities may be eligible to apply for more than two projects. DEHCR will enter into a written agreement with all UGLG's that opt to retain the responsibility to service all outstanding loans. UGLG's must return all applicable loan repayments to the State. Amounts received by the State will be committed to specific UGLG awards; and, as sufficient amounts are accumulated these funds will be committed ahead of grant funds for any new awards. Amounts received will not displace grant funding from other UGLG's grant-funded awards.

#	Project Name

Table 9 – Project Information

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

AP-38 Project Summary

Project Summary Information

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

Not Applicable.

Acceptance process of applications

Not Applicable.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

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

No

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

Not applicable. 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.

Consistent with their use, in addition to the traditional "small cities" recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. The State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG and CDBG-CV: 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.

CDBG-CV projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19). Consistent with their use, in addition to the traditional "small cities" recipients, the State will also accept applications from Entitlement Communities and Counties for the second award of CDBG-CV funds. The State will allow Entitlement Communities and Counties to identify activities for funding that are consistent with the use of CDBG-CV funds.

UGLG's that currently administer an Economic Development Revolving Loan Fund are required to participate in the CDBG-CLOSE program. 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 and ESG-CV: 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. ESG-CV funds will be allocated to this category. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).

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

HTF: Wisconsin Housing & Economic Development Authority (WHEDA) is 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."

Discussion

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) PY2019 goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing are listed. Affordable housing support will be provided through multiple program activities including, rental assistance**,** construction of new units**,** rehabilitation of existing units**,** and potentially acquisition of existing units. The estimates do not include the provision of homeless services such as emergency shelter, etc.

One Year Goals for the Number of Households to be Supported	
Homeless	524
Non-Homeless	2,001
Special-Needs	1,347
Total	3,872

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,870
The Production of New Units	109
Rehab of Existing Units	1,453
Acquisition of Existing Units	440
Total	3,872

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion:

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

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

The Division of 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 2019 Annual Action Plan. Stakeholder groups are encouraging the Division to request PHA's to work with local Continua of Care tin 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.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

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. Additional details are found below as well as 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 and ESG-CV programs require each local CoC to have a rapid-rehousing program and encourages local CoC’s 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, removing strain from 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, ESG-CV 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 CoC's 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.

Discussion

AP-70 HOPWA Goals – 91.320(k)(4)

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, included HOPWA-CV	224
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	224

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

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.

Discussion:

AP-85 Other Actions – 91.320(j)

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.

DECHR 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. Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.

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. All Economic Development Revolving Loan Fund Accounts that were originally capitalized with payments of loans made from CDBG grant funds awarded prior to January 1, 1992 by the State of Wisconsin **and** have not received a subsequent award from January 1, 1992 to present from the State of Wisconsin are not subject to CDBG-CLOSE. These funds qualify under the program income reporting guidelines as defined in CPD Notice 04-11.

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. Rehabilitation is eligible for funding under CDBG-CLOSE.

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 5 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). The Department, through the implementation of the CDBG-CLOSE program, has determined that the best course of action is to liquidate the remaining funding and to ultimately close all Revolving Loan Funds (RLF). UGLG's that currently administer an Economic Development Revolving Loan Fund are required to participate in the CDBG-CLOSE program.

Under the CDBG-CLOSE program, all locally held, and funded by a CDBG award made on January 1, 1992 or later, Economic Development Revolving Loan Funds will be held for UGLG's. These UGLG's will have non- competitive access to the funds to use as grants for eligible activities.

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 programing 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.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	63,909,445
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**63,909,445**

Other CDBG Requirements

1. The amount of urgent need activities	1
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

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

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

   DEHCR utilizes only forms of investment included in Section 92.205.

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

   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: *[HOME $/(HOME $ + Homeowner Investment)] x Net Proceeds = 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. Affordable has been defined as a maximum percentage of the purchaser's income that can be used to pay the fixed costs of owning a home (i.e., loan payment of principal and interest, taxes and insurance--PITI.) Grantees must use deed restrictions or land covenants to enforce the resale restrictions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   A period of affordability of units acquired with HOME funds will be followed per CFR 92.254(a)(4) and as outlined by the guidelines in the previous answer.

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

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

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

1. 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)).

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

   Each local Continua of Care is required to develop and/or operate a centralized or coordinated intake or assessment system if any agencies in the Continua of Care receive Emergency Solutions Grant/Housing Assistance Program/Homeless Prevention Program (EHH) funding. Recipients and

subrecipients must participate in the centralized intake for their continuum of care. If there is not yet a centralized intake, a recipient or sub-recipient must participate in its implementation and eventually its use.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   ESG funds will continue to be distributed to one fiscal agent in each HUD or local Continua of Care on behalf of all project applicants in that continuum. The Continua of Care will be pre-defined, based on historical partnership for previous grant competitions within the DEHCR, the HUD COC process and geographic proximity. ESG-CV funds will be allocated in this manner. Projects funded will reflect goals of the funding to prevent, prepare for and respond to the coronavirus (COVID-19).

   Each HUD or local Continua of Care will decide how to best allocate funding to participating agencies by considering local needs, program performance and parameters laid out through HEARTH and grant program rules.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   To the maximum extent practicable, the recipient and subrecipients will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted by ESG.

5. Describe performance standards for evaluating ESG.

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

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".
Please see attached Allocation Plan.

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).
The grantee will use the HUD issued affordable homeownership limits. 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.

Discussion:

National Housing Trust Fund

Wisconsin Allocation Plan: 2019

May 2019

Wisconsin Housing & Economic Development Authority (WHEDA) was designated by the Governor of the State of Wisconsin 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 2019, Wisconsin has received an HTF allocation of $3,731,220. Below is the HTF Allocation Plan for the 2019 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.egov.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 2019 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.

Issued by Milwaukee CPD — Effective 06/04/2018

WISCONSIN HOME PER UNIT SUBSIDY LIMITS - 2018

(for all Wisconsin Participating Jurisdictions)

All Wisconsin Participating Jurisdictions Use the High Cost Percentage (240%)	Section 234 Basic Limits per No. of Bedrooms				
	0	1	2	3	4+
	$61,281	$70,250	$85,424	$110,512	$121,307
	$147,074	**$168,600**	**$205,018**	**$265,229**	**$291,137**

Per CPD Notice 15-003, limits are based on Section 234-Condominium Housing Basic Mortgage Limits (Elevator Type).

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/I-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 statues, 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; however, 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 2019 funding cycle resources for homebuyer activities

G. HTF Affordable Homeownership Limits

WHEDA does not intend to use 2019 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 2018 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.

Exhibit A

Wisconsin HTF Rehabilitation Standards

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A. Site Conditions

1. Site Drainage

a. There shall be positive surface water drainage away from all dwellings.

2. Concrete and Masonry

a. Cracks in concrete and/or masonry porches, steps or landings more than ¼ inch wide and change in elevation more than ½ inch tall shall be corrected.

b. Foundations: Cracking, spalling, excessive bowing (bulges vertically), sweeping (bulges horizontally), leaning, and mortar deterioration shall be corrected. Cracks 1/8 inch and larger shall be corrected.

3. Accessory Buildings

a. Health and/or Safety issues shall be corrected.

4. Trees and Shrubs

a. Landscaping shall not pose any health or safety hazard.

b. Trees near the foundation shall not cause an immediate or potential drainage and/or structural problem.

c. Excessive bushes and trees shall not cause health or safety hazards (overgrown areas).

d. Dead branches and/or trees, which pose a hazard of falling and/or causing personal harm or property damage, shall be removed.

5. Refrigerator/Stoves

a. It is recommended that the appliance(s) be replaced if any of the following conditions exist:

1. Broken or missing shelving.
2. Deteriorated seals.
3. Health and safety hazards.
4. Coolant leaks from the refrigerator.

5. Missing hardware (handles, controls knobs).

6. Inefficient or inoperable.

B. Exterior Wall Assembly Standards

a. All exterior walls shall be reasonably weather tight as to prevent moisture from entering the building and preventing heat from leaving the building.

c. All siding and exterior wall coverings shall be free of loose, cracked, broken and/or missing sections.

d. Painted surfaces shall be free of deteriorated paint.

e. Crawl space access panels and vents shall be in good repair.

f. Basement/Cellar doors and access panels shall be in good repair.

C. Floor Standards

1. Wood Floor Standards

a. Floors shall not excessively sag or become springy when live or dead loads are applied.

2. Floor Sheathing

a. Sheathing shall be in good repair and free from structural defects and tripping hazards.

3. Floor Finishes

a. Floor finishes shall be in good repair, securely fastened, and free of any tripping hazards.

b. Sub-flooring and cement floors, in living spaces, shall be covered with carpeting or other approved floor finishes.

4. Toilet, Bath, Shower, and Kitchen Spaces

a. When a new floor finish is installed in the kitchen, it shall extend under moveable appliances, including stoves and refrigerators.

D. Windows and Doors

1. Windows

a. Windowpanes that are cracked or broken shall be repaired or replaced.

b. Any deteriorated components of window units shall be corrected.

c. All windows shall have properly operating locks and hardware.

d. Damaged storm windows or screens creating a possible safety hazard shall be repaired or removed.

2. Interior/Exterior Doors

a. All door hardware shall be present and in good working condition.

b. Interior and exterior doors shall be in good condition.

c. Door units shall be weather-stripped to prevent air infiltration.

d. Doors shall be located in the following areas: attic areas where there is a staircase, bathrooms, shower rooms, and basement entrances.

E. Partition Standards

1. Wall Coverings

a. All wall coverings shall be securely fastened to the wall assembly.

b. Wall coverings shall be free from excessively loose material, large gouges, holes, and cracks.

c. Excessive amounts of loose or torn wallpaper shall be corrected.

2. Bathrooms and Kitchens

a. Bathtubs with showerheads and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than six feet above the floor.

b. If mildew is present, measures shall be taken to prevent future mildew as well as removing the current mildew.

F. Stair Standards

1. Stairs

a. Staircases and stairwells shall be in good repair.

b. Stairs shall not pose a tripping hazard.

c. Deteriorated, missing or otherwise defective tread, risers, stringers or the supporting structure shall be corrected.

2. Illumination

a. All exterior and interior stairways shall be provided with illumination of the stairs, landings, and treads.

b. Exterior stairways shall have an artificial light source located in the immediate vicinity of the top landing of the stairway.

c. Exterior stairways providing access to a basement from the outside grade level shall have an artificial light source in the immediate vicinity of the bottom landing of the stairway.

d. The control for the illumination of interior stairways shall be accessible in habitable areas without traversing any step of the stairway. The control for the illumination of exterior stairways shall be located inside the dwelling unit. Lights that are continuously illuminated or automatically activated are exempt from the control standards.

3. Handrails and Guardrails

Handrails

a. All interior and exterior stairways having four or more risers must have at least one handrail. Spiral and winding stairways shall have a handrail on the outside perimeter.
b. Handrails shall have a height of no less than 34 inches and no more than 38 inches and shall be in good repair. Handrails shall be securely fastened to the floor and/or wall to support loads applied by people using the rails.

Guardrails

a. All unenclosed floor and roof openings, open sides of stairways, landings and ramps, balconies, decks or porches that are more than 30 inches above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail in accordance 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®

G. Ceiling Standards

1. Ceiling Performance

a. Ceiling framing shall be in good repair and free from structural defects.

b. Acoustical tile and suspended ceilings shall be in good repair.

c. Ceilings that excessively sag shall be corrected.

d. Any bulging, holes, or loose plaster shall be corrected.

2. Attic Access

a. Existing access panels shall be weatherized and provide a weather-tight seal between the conditioned and unconditioned space.

3. Insulation Clearance

a. Combustible insulation shall be at least three inches from recessed lighting fixtures, fan motors, and other heating devices. However, when heat producing devices are listed for lesser clearances, combustible insulation complying with the listing requirements may be located at the distance specified by the heat producing device.

4. Exhaust Ducts and Plumbing Stack Terminations

a. All plumbing stacks shall continue through the roof, wall, or gable and not terminate in the attic. Plumbing stacks shall be in good repair.

b. Exhaust ducts shall be in good repair and continue through the roof, wall, or gable and not terminate in the attic.

H. Roofs

1. *Re*-roofing

a. Roof repairs to existing roofs and roof coverings shall comply with the provisions of the 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® Standing-Seam metal roof systems, that are designed to transmit the roof loads directly to the buildings structure system and that do not rely on existing roofs and roof coverings for support, and comply with all provisions of 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®., are permitted.

2. Sheathing

a. Sheathing that is sagging, buckling, rotted, or not structurally sound shall be repaired and/or replaced.

3. Underlayments and Moisture Barriers

a. Where shingles or sheathing need to be repaired or replaced, the underlayment and moisture barrier must also be replaced according to 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®.

4. Shingles

a. Shingles must be replaced if one of the following exists: missing, excessive curling, cupping, or deterioration.

b. Shingles installed on a roof slope below Code requirements for shingles shall be removed and an approved covering installed.

5. Flat Roofs

a. Punctured, cracked, blistered, wrinkled, or otherwise distressed areas shall be corrected.

6. Flashing

a. Flashing shall be in good repair and used wherever the roof abuts a wall or vent, around other extensions through the roof, and around masonry chimneys.

7. Gutters & Downspouts

a. Missing, sagging, or deteriorated gutters must be repaired or replaced.

b. Downspouts shall be color coordinated with gutters and shall be proportional in size to the drainage needs of the roof.

c. Gutters shall be supported as per the manufacturer's specifications with spikes and ferrules, wrap-around straphangers, or with hidden hangers.

d. Downspouts shall be securely attached to the house and connected to an exterior drainage system if one exists or installed in such a manner that storm water will drain away from the house and not result in washing, erosion, or damage to the foundation of the house. If there is no drainage system present, splash blocks or leaders shall be present.

I. Chimney Standards

1. General Performance

a. Any operable chimney must meet all applicable chimney requirements.

b. When an existing chimney is found not fit for its intended application it shall be repaired, rebuilt, lined, relined, or replaced with a vent or chimney to conform to the applicable code.

c. Inoperable and/or deteriorated chimneys, which pose a health/safety risk, shall be corrected or removed.

d. All empty or cracked mortar joints, including those in interior areas, such as basements and attics shall be tuck-pointed.

e. Solid fuel burning chimneys, for burning of wood or coal, shall be provided with spark arrestors (screens).

2. Flue Lining

a. All operable chimneys shall have flue liners in good condition.

3. Chimney Hood

a. The chimney hood shall have a height above the vent of at least 25 percent of the narrowest dimension of the vent. Hoods shall also be free from spalling or rust.

b. Minor spalling shall be repaired. If more than small portions are spalling, the hood shall be replaced. If a metal chimney hood has excessive rust, it shall be replaced.

J. Electrical

1. General

a. Standards exist in 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®.

2. Wiring

a. Existing wiring and equipment shall be in proper operating condition and pose no health or safety risk.

b. All wiring in areas other than the basement, unused attic areas, and garages shall be run in walls, wire mold or in conduit.

c. A new or old service shall be grounded to a ground rod.

d. Circuit extensions made with flexible cord wiring in lieu of permanent wiring shall be eliminated.

e. Copper wiring shall have proper connections to aluminum wiring. It is recommended that aluminum wiring be replaced with copper wiring when possible.

3. Receptacles

a. All damaged or inoperable receptacles shall be replaced. Broken cover plates shall be replaced.

b. Replacement of an existing non-utility or non-appliance two-prong receptacle may be with a 15-ampre non-grounding type receptacle.

c. New or existing grounding type receptacles must be grounded or meet the current requirements of the 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®..

d. Existing baseboard receptacles properly set are acceptable.

e. Any equipment or appliances with grounded plugs shall have immediate access to a proper size grounded receptacle.

4. Lighting

a. A permanently installed light fixture controlled by a wall switch is required in the kitchen, bathroom, basement, stairwells, and hallways.

b. Light fixtures shall be installed properly and have a shield/globe installed.

K. Plumbing

1. Water Distribution System

a. Please ensure that anyone performing plumbing work meets the proper licensing requirements as required by the 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®. or local jurisdictions.

b. Dwelling units shall be served by an approved sanitary sewage disposal system.

c. Leaking drain or supply lines, the presence of lead piping, failed polybutylene joints or pipes, low water pressure, or corroded or broken pipes shall be repaired or replaced. Any cross connections or siphonage between fixtures shall be corrected.

d. There shall be a properly operating main shut-off valve on the house side of the meter.

e. Replacement sill-cocks shall be freeze-proof and/or have a shut-off valve located and in accordance with the 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®..

2. Drain, Waste, and Vent System

a. Leaks; clogged, slow, or non-working drains; or odors and any cross connections or siphonage between fixtures shall be corrected. Supplies that are located below the overflow drain must be corrected.

b. Horizontal drainage piping shall be installed in uniform alignment at uniform slopes.

c. The size of drainage pipe shall not be reduced in the direction of flow.

3. Hot Water Supply System

a. Each dwelling unit shall have a water heater located, equipped, and installed in accordance to the 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®.
b. A discharge pipe, no less than the diameter of the relief valve inlet, shall be installed not less than six inches from the floor. The end of the discharge pipe shall not be threaded.

4. Fixtures and Faucets

a. Kitchen Sink. Any sink rusted, severely chipped or with badly worn enamel or not in good repair shall be corrected.

b. Lavatory Sink. A rusted, severely chipped or badly worn enamel or not in good repair shall be corrected. The lavatory sink may be located in the same room as the flush water closet, or, if located in another room, it shall be in close proximity to the water closet compartment.

c. Bathtub/Showers. A rusted bathtub and/or shower unit or one that is chipped or has badly worn enamel, or not in good repair shall be corrected.

d. Flush Water Closet. The water closet shall be in good repair and securely installed. All water closets, existing or newly installed, shall have a functioning shut-off valve.

L. HVAC Standards

1. Controls

a. Each thermostat shall be functional and user friendly.

b. Each gas and oil combustion system shall have a master switch that serves as an emergency shutoff for the HVAC burner. The switch shall be easily accessible by the client in case an emergency shutoff is necessary. The switch shall also be in the line of sight of the appliances it controls.

2. Fuel Supply

Piping

a. Piping shall be properly supported, but not supported by other piping. A sediment trap shall be located as close as practical to the inlet of each combustion appliance (illuminating appliances, ranges, dryers, and outdoor grills need not be equipped). Shutoff valves shall be installed where required by the 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®. and have easy access, be user friendly, and be protected from damage.

b. Piping shall be supported with appropriate hangers for the size of pipe. Supports shall be at such an interval and strength to prevent or dampen excessive vibration. Pipe supports shall be installed so movement of the pipe being supported will not detach them.

3. **Combustion Heat** (Forced Air Systems only)

Basic Conditions

a. The unit must have the minimum manufacturer's requirements in front of the unit for maintenance. The unit shall also be free from rust or other physical damage. The heat exchanger must be free from cracks or other openings. Barometric draft regulators shall be located above the unit or on the vent or vent connector in oil burning appliances.
b. The heating system must be capable of heating all habitable rooms, bathrooms, and water closets to a temperature of at least 70° F for a local design temperature at a distance of 36 inches above floor level.
c. Combustion air requirements shall be in accordance with the 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®.

Vents

General Conditions

a. Vents shall be sized to properly exhaust all combustion products outdoors. Vents shall also consist of the appropriate vent type for the combustion appliance(s) being vented. Vents shall be free from damage or rust and be tightly connected.

b. Vents shall be properly supported so that they are generally vertical and comply with the listed clearance to combustible materials of the vent.

c. Direct vent sealed combustion; power venting, and other approved methods of venting are permitted if they are installed according to manufacturer's instructions.

a. 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® govern.

b. Vents must terminate vertically unless direct vent sealed combustion, power venting, or other approved methods of horizontal venting are used and installed according to manufacturer's instructions.

Vent Connectors

a. Vent connectors shall be sized to properly vent combustion products. Vents shall also consist of the appropriate vent type for the combustion appliance(s) being vented. Vents shall be free from damage or rust and be tightly connected. All segments of vent connectors shall be accessible at all times.

b. Vent connectors shall be properly supported and have a minimum slope of $^1/_4$ inch per foot and comply with the listed clearance to combustible materials of the vent.

4. Electric Heat

Observable heat source

a. All heating elements shall be functional. Heating units shall also be in good condition. The heating system must be capable of heating all habitable rooms, bathrooms, and water closets to a temperature of at least 70° F for local design temperatures at a distance of 36 inches above floor level. Heating elements shall have good connections and no damaged or charred wires. Aluminum shall not be used as wiring unless specified by the manufacturer.

b. Any heating element that does not adequately heat shall be checked to make sure the connections to the element are satisfactory and that the relay is not malfunctioning.

5. Cooling

a. Central air conditioners shall be in good, working condition.
b. Unit/Window and Packaged terminal air conditioners shall have a tight seal around the unit and be properly supported. Unit/Window air conditioners shall also be properly grounded.
c. If a heat pump is equipped with a reversing valve, it shall function properly.
d. Bent fins on air conditioners should be combed to straighten them. The condensate shall be properly drained so that moisture problems are not created. Fiberglass shall not be used as an air sealant around window/unit air conditioners. Both indoor and outdoor coils should be clean. Suction lines should also be insulated to prevent possible moisture problems.

e. A disconnecting means shall be installed in accordance with the 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®.

6. Distribution Systems

a. The following conditions shall be followed:

1. Duct systems shall be intact, supported properly, and well-sealed.

2. Air shall be allowed to flow freely from supply registers into return registers.

3. When furnaces are converted from a gravity fed heating system to a forced air system the duct system should be reconfigured and properly sized so that the heating system functions properly.

4. Duct tape shall not be used to seal or connect ducts.

b. When possible, supply and return registers shall be located in the same room, except for bathrooms or kitchens. No returns should be located in bathrooms and kitchens. If supplies and returns cannot be in the same room, measures must be taken to allow for air to flow from supplies to a return even if doors are closed separating the rooms. Grills and louvers are two methods of allowing air to flow from room to room.

M. Ventilation

1. Minimum Ventilation Standards

a. All habitable rooms shall be provided with natural or mechanical ventilation.

b. Louvers, windows and doors shall be able to let air pass freely between the room and the outdoors.

c. Exhaust fans must terminate outdoors and not in the attic. Excessive amounts of exhaust ductwork shall be avoided.

Bathrooms

a. Bathrooms that have a tub or shower shall be ventilated.

b. Windows must have at least 1.5 square feet of area that air can pass through if mechanical ventilation is not available.

c. Ventilated air shall be exhausted directly outside and not terminate in any other part of the building.

d. Any ductwork passing through attics shall be insulated.

2. Clothes dryer exhaust

General

a. Dryer exhaust systems shall be independent of all other systems; shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct termination. Transition ducts shall not be concealed within construction.

b. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct.

c. Exhaust ducts shall be equipped with a backdraft damper.

d. Exhaust ducts shall be constructed according to 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®, having smooth interior surfaces with joints running in the direction of the airflow.

e. Flexible transition ducts used to connect the dryer to the exhaust duct system shall be limited to single lengths, not to exceed eight feet in length, and shall be listed and labeled in accordance with UL 2158A.

f. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions.

Lint collector

a. All ducts expelling lint shall be provided with a lint collector unless the dryer is already equipped with one.

b. Lint collectors shall be installed according to manufacturer's instructions.

Exhaust duct size

a. The minimum diameter of the exhaust duct shall be as recommended by the manufacturer and shall be at least the diameter of the appliance outlet.

Exhaust clearance

a. Exhaust ducts for clothes dryers shall have a clearance of at least one inch from combustible materials.

Length limitation

a. The maximum length of a clothes dryer exhaust duct shall not exceed the limits in 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®.

3. Range Hoods

a. Range hoods for gas stoves that discharge to the outdoors must be through a single wall duct. The duct serving the hood shall be airtight and shall be equipped with a backdraft damper. Ducts serving range hoods shall be constructed of galvanized steel or stainless steel and not terminate in an attic or crawl space or areas inside the building.

b. Variations can be made where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided

4. Overhead exhaust hoods

a. Overhead exhaust hoods shall discharge to the outdoors and shall be equipped with a backdraft damper. Broiler units incorporating an integral exhaust system and listed and labeled for use without an exhaust hood, need not be provided with an exhaust hood.

b. Domestic open-top broiler units shall be provided with a metal exhaust hood, not less than 28 gauge, with a clearance of not less than 0.25 inch between the hood and the underside of combustible material or cabinets. A clearance of at least 24 inches shall be maintained between the cooking surface and the combustible material or cabinet. The hood shall be at least as wide as the broiler unit and shall extend over the entire unit and be centered over the unit.

N. Fire Safety

1. Emergency Escape and Rescue Openings

a. Emergency escape and rescue opening shall comply with the 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®.

2. Exits

a. Exits shall comply with the 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®.

Smoke Alarms

a. Individual dwelling units shall be provided with smoke alarms as required by the 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®.

O. Hazardous Materials

1. Asbestos

a. Requirements set forth in the 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®.

2. Lead-Based Paint – See 24 CFR part 35.

P. Energy Efficiency

1. Exterior Walls

a. Walls should be insulated in accordance with the 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®. when any of the following activities occur:

1. New walls,
2. Walls that have become exposed during rehabilitation, and
3. If the exterior covering is removed.

2. Attics/Ceilings

a. Attic areas are governed by the 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®.

b. Insulation should be installed in accordance to manufacturer's specifications. All insulation in the attic should meet the appropriate fire safety codes. Thorough air sealing of the attic floor must be accomplished prior to addition of insulation.

3. **Ductwork**
    a. All supply and return air ducts and plenums shall be insulated according to the 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®.

4. **Piping**
    a. All piping serving as part of a heating or cooling system shall be thermally insulated in accordance with the 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®.

5. **Air Sealing**

    a. Exterior joints, seams or penetrations in the building envelope, that are sources of air leakage, shall be sealed.

Q. Special Needs

1. Please refer to the 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®. for uniform design, construction and alteration of buildings, so that physically handicapped persons will have ready access to and use of them in accordance with the Architectural Barriers Act, 42 U.S.C. 4151-4157.

APPENDIX C: SUMMARY OF CITIZEN PARTICIPATION

Public Comment Period August 23, 2024-August 30, 2024

1. Received 8/23/24 from Randall Brown:

Landon,

My name is Randall Brown and I serve as vice-chair of our Coulee Collaborative to End Homelessness.

I read your message after receiving it from Liz Evans and have a couple of questions:

How much in remaining unobligated funds are available to help address the needs of homeless shelters and what exactly are "emergency subsistence payments"?

Many thanks,

Randall Brown

Vice-Chair, CCEH

2. Received 8/23/24 from Sandra L. Popp:

Hello,

Thank you for this opportunity. Housing is a necessity for all human beings. Those with disabilities and those who are homeless find it exceptionally challenging. There is just not enough housing and housing supports period.

I would like you to consider taking the stance of using additional funding to create more accessible housing. Going even further by stating any housing created by these funds need to be created W/C accessible. I had a person who used a wheelchair live in a state paid for assisted living for over three years until a new apartment building was built in Green Bay which included accessible units. The person was finally able to move out into their own apartment and out of assisted living. This drastically reduced her pull from the state long term care program who financed her assisted living stay.

Also, providing more funding for security deposits and first month's rent for the programs who support the homeless. That funding is the first to run out by the middle of winter, maintaining a person's homeless status due to no funds to rent. These programs, like NEWCAP in our area, support the person through the process of obtaining housing by providing the security deposit and first months rent. It is a win-win for all.

Thank you for your time,

Sandra L. Popp

Assistant Director

Options for Independent Living

Division of Energy, Housing and Community Resources (DEHCR) Responses to Public Hearing Comments

	Commenter	DEHCR Response
1	Randall Brown	Thank you for your question and your interest in the CDBG-Coronavirus program. DEHCR estimates that there will be approximately $6 million in CDBG-CV funds that would be allocated for directly awarded Public Services pursuant to this change. While not fully defined yet, "emergency subsistence payments" may include, but are not limited to: rental assistance, motel vouchers and other costs associated with obtaining or retaining housing. More information, including how to apply for these funds, will be forthcoming. Funding will be used consistent with guidance received from the U.S. Department of Housing and Urban Development dated April 30, 2021.
2	Sandra L. Popp	DEHCR intends to use the majority of the remaining funding to support eligible public services, as described in guidance received from the U.S. Department of Housing and Urban Development dated April 30, 2021. Funds may be used for up to six consecutive months of emergency subsistence payments (for example, for rent, mortgage, or utilities) to a provider on behalf of a family to prevent eviction or stabilize LMI neighborhoods affected by economic disruption since January 2020.