



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

**Consolidated
Annual
Performance
And
Evaluation
Report
Executive Summary**

April 1, 2008 - March 31, 2009

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

**State of Wisconsin
Executive Summary
Consolidated Annual Performance
And Evaluation Report
April 1, 2008 – March 31, 2009**

INTRODUCTION

This document is the Summary of the State of Wisconsin's performance in the fourth year of its 2005-2009 Consolidated Plan. The Consolidated Plan guides the State's use of U.S. Department of Housing and Urban Development (HUD) formula funding for housing, community, and economic development.

This report highlights the activities and achievements of the four HUD formula grants –Community Development Block Grants (CDBG), Home Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)—for Wisconsin's 2008-2009 program year. The Department of Commerce administers all four formula programs. This report also summarizes the State's housing, activities that are funded through other Federal formula programs, competitive and special grants, and State appropriations.

This Summary is based upon the guidance of HUD's Consolidated Plan Management Process Tool (v.2.0), the consolidated plan final rule published on February 9, 2006, and the Federal Register Notice dealing with Outcome Performance Measurement Systems, dated March 7, 2006.

Questions and comments on housing related content in this Summary may be directed to:

Jim O'Keefe, Administrator

Division of Housing & Community Development

Wisconsin Department of Commerce

201 W. Washington Ave.

P.O. Box 7970

Madison, WI 53707-7970

Telephone: (608) 264-7837, FAX: (608) 266-8969

RESOURCES, ACTIVITIES AND RESULTS

FEDERAL RESOURCES AVAILABLE

Funds available statewide, except in CDBG entitlement or HOME PJ areas.

HUD Formula Grants	Anticipated		Actual		Total Available ¹
	Grant Authorization	Pro Income / Recap Funds	Grant Authorization	Pro Income / Recap Funds	
Community Development Block Grant (CDBG)	\$ 28,619,873	\$ 1,750,000	\$ 27,764,764	\$ 3,031,580	\$ 30,526,344
Housing Investment Partnership Program (HOME)	\$ 12,289,777		\$ 11,974,670	\$ 265,245	\$ 12,239,915
American Dream Downpayment Initiative (ADDI)	\$ 241,358		\$ 97,519		\$ 97,519
Emergency Shelter Grant(ESG)	\$ 1,959,737		\$ 1,969,624		\$ 1,969,624
Housing Opportunities for Persons With AIDS (HOPWA)	\$ 391,000		\$ 407,000		\$ 407,000
Subtot HUD Formula Grants	\$43,501,745	\$ 1,750,000	\$42,213,577	\$ 3,296,825	\$45,240,402

¹ Does not include prior year funding carryover

HUD Competitive Grants	Anticipated	Actual
Continuum of Care Homeless Assistance	\$ 6,784,333	\$ 7,530,805
Shelter Plus Care	\$ 230,748	\$ 230,744
WI ServicePoint/Front Door	\$ 364,486	\$ 364,486

HUD LOW-Income Housing Tax Credits	\$ 11,464,571	\$ 11,464,571
---	---------------	---------------

H&HS Grants	Anticipated	Actual
H&HS Projects for Assistance in Transition from Homelessness (PATH)	\$ 705,000	\$ 691,000
H&HS Mental Health Block Grant Funds	\$ 74,000	\$ 74,000

STATE RESOURCES AVAILABLE

Funds available statewide.

State Programs (Housing Resources)	Anticipated	Actual
Housing Cost Reduction Initiative (HCRI)	\$ 1,400,000	\$ 1,400,000
Homeless Prevention Program (HPP)	\$ 1,400,000	\$ 1,600,000
Critical Assistance (CA)	\$ 500,300	\$ 300,300
State Shelter Subsidy Grant (SSSG)	\$ 1,506,000	\$ 1,771,000
Transitional Housing (THP)	\$ 1,000,000	\$ 735,000
State PATH Match Aids	\$ 45,000	\$ 45,000
Sub-total State (Housing Resources)	\$ 5,851,300	\$ 5,851,300

Private Funds (Housing Resources)	Anticipated	Actual
IBRETA	\$ 200,000	\$ 315,005

FEDERAL RESOURCES UTILIZED

HUD Formula Grants	Obligations/ Commitments	Expenditures/ Disbursements
Community Development Block Grant (CDBG)	\$ 38,460,591	\$ 22,560,424
Housing Investment Partnership Program (HOME) + American Dream Downpayment Initiative (ADDI)	\$ 12,129,078	\$ 14,150,260
Emergency Shelter Grant (ESG)	\$ 1,866,176	\$ 1,849,060
Housing Opportunities for Persons With AIDS (HOPWA)	\$ 379,270	\$ 431,900
Subtotal HUD Formula Grants	\$52,835,115	\$ 38,991,644

HUD Competitive Grants	Obligations/ Commitments	Expenditures/ Disbursements
WI ServicePoint/Front Door		\$ 364,487
Shelter Care Plus	\$ 165,006	\$ 102,913

Obligation/Commitments/Expenditures/Disbursements based on WI Financial System data

ACTIVITIES

CDBG Programs:

Funds distributed statewide, except in CDBG entitlement jurisdictions.

- Economic Development (ED):
 - \$ 3,214,000 awarded for 7 ED loans for businesses to create, expand, or retain jobs benefiting low-and moderate-income (LMI) individuals.
 - \$754,500 for 7 Milk Volume Production (MVP) loans for dairy farm businesses to create jobs benefiting LMI individuals.
 - \$2,934,000 for 6 Flood Recovery Small Business Loan Program (FRSB) awards to provide gap assistance to small businesses affected by the June floods
 - ED awards included \$1,126,000 to Columbia County and Penda Corporation to diversify and grow its operations to remain competitive. This project will retain 279 positions in Portage, Wisconsin and total capital investment is \$23 million.
 - ED awards included \$30,500 to Jefferson County and Nestle Purina Pet Care Company to train 20 employees on a new filler/sealer and packaging machines. The total capital investment for this project is \$40 million.
 - The Department launched a Flood Recovery Small Business Loan Program (FRSB) to provide gap assistance to small businesses affected by the June floods. Up to \$3 million in CDBG funds were set aside for the program. The FRSB program was offered to all 28 non-entitlement disaster-declared counties. Six of the reportedly hardest hit counties applied and received funds. The businesses in this area represented 58 percent of FEMA registrants in non-entitlement counties. Approximately 143 small businesses affected by the floods are projected to be served by the program.
 - MVP-E requests were down over the past year due to the decrease in milk prices and economic situation.

- ❑ **Public Facilities (PF):**
 - 20 awards totaling \$5,739,540.
 - funds made available through requests for proposals (RFP) process to local governments
 - funded activities: streets, water and sewer projects, community facilities (senior centers, fire stations, etc.) as well as other facilities serving LMI, disabled, elderly and developmentally disabled individuals
 - award amounts ranged from \$164,000 to the Village of Frederic for assistance with downtown revitalization to \$750,000 to the Grant County for an expansion of the Hodan Center, a food production facility for persons with severe disabilities.

- ❑ **Public Facilities for Economic Development (PFED):**
 - 9 awards totaling \$3,154,900.
 - funds made available through RFP process to local governments
 - primary focus: financing infrastructure that expands employment opportunities and increases tax base
 - award amounts ranged from \$156,000 to the Black River Falls for assistance with infrastructure improvements needed for D&S Manufacturing expansion to \$558,000 to Ladysmith relating to a multi business relocation project to facilitate the Weathershield expansion.

- ❑ **Blight Elimination and Brownfield Redevelopment (BEBR):**
 - 0 awards in 2008-09

- ❑ **Planning Grants:**
 - 30 awards totaling \$498,6500;
 - 16 planning grants were for the Governor's Waterfront Revitalization initiative to capitalize on underutilized urban waterfront redevelopment that ties-in with existing commercial, housing, and recreational uses to enhance the vitality of the community.
 - grant award amounts ranged from \$7,500 to \$20,000;
 - eligible activities: specific planning for major local economic or community development proposals or unexpected economic developments

- ❑ **Housing/Disaster Assistance:**
 - 26 awards totaling \$7,605,630 during program Year 4. Note: due to the severe storms and flooding, 19 of these awards (\$5,666,180) were for disaster assistance. 2008 Annual Grants ranged from \$148,500 to \$465,250. Disaster Assistance grants (EAP) ranged from \$45,180 to \$500,000.
 - funds made available through RFP process to local governments
 - eligible activities: acquisition, rehabilitation, homebuyer assistance, and neighborhood public facilities projects that benefited low- and moderate-income households

- ❑ **Special Projects:**
 - 0 awards – In Year 4 available funds were reallocated to Disaster Assistance

HOME Programs:

Funds distributed statewide, except in HOME participating jurisdictions, and require 25% match from grant recipients.

- ❑ **Rental Housing Development (RHD):**
 - \$5,969,401 awarded to provide affordable rental housing units to households with incomes are at or below 60% of the county median income (CMI)
 - funds made available through RFP process

- eligible activities: acquisition, rehab and new construction of rental housing
- ❑ **Tenant Based Rental Assistance (TBRA):**
 - \$1,067,996 awarded for agencies providing rental assistance making it possible for families to pay down consumer debt, or to obtain job training, education or employment that will support their ability to maintain permanent housing
 - eligibility: families with income equal to or less than 60% of county median income
 - pilot project targets include: families at risk of losing housing ; households with children in which teenage parents are enrolled in high school or continuing education; and, households transitioning from W-2, or out of Supportive Housing Program, or fleeing domestic violence
- ❑ **Home Buyer/Rehab (HBR including ADDI, Rehabilitation & Accessibility):**
 - \$6,420,516 HOME funds encumbered for 33 HOME HBR/HCRI grantees – representing the first year funding for a 2 year grant award
 - eligible activities included: acquisition (downpayment and closing cost assistance); acquisition and rehabilitation (acquisition of substandard properties and their rehabilitation); new construction (new housing development for low-income buyers). Homebuyers must earn no more than 80% of their county’s median income.
 - eligible activities included rehabilitate existing rental properties. Property owners rent at least 90% of their units to households with incomes at or below 60% of the CMI
 - eligible activities include making owner-occupied dwellings with disabled residents accessible and bring the home up to appropriate housing quality standards
- ❑ **HOME WI Fresh Start Program (WFS):**
 - \$832,205 HOME funds combined with funds from WHEDA (\$62,000), and Department of Corrections (\$330,000) provided to agencies in 10 communities (14 WFS sites).
 - WFS provides at risk-youth, ages 16-24, with education, skills, and career direction leading to economic self-sufficiency through opportunities for meaningful service in their communities, while helping meet the affordable housing needs of low-income families
 - eligible activities: outreach and recruitment, education and job training, trainee wage, support services, leadership development and job placement education
- ❑ **Emergency Shelter Grants (ESG) Program:**
 - \$1,956,809 was awarded to 51 non-profit entities (representing 120 agencies) for the purpose of serving homeless people and households at risk of losing their housing
 - grants ranged from \$5,600 to \$610,000
 - application process for ESG and State Transitional Housing (\$375,000) and State Homeless Prevention Program (\$1,400,000) were combined into one competitive grant.
 - ESG funds allocated on percentage basis to regions of State (up to 27% to metropolitan Milwaukee counties, up to 43% to other metropolitan counties, and 30% to non-metropolitan counties)
 - eligible activities: renovation, rehabilitation, and conversion of buildings for use as emergency shelters or transitional housing for the homeless; provision of essential services; payment of maintenance and operations; and homeless prevention
- ❑ **Housing Opportunities for Persons With AIDS (HOPWA) Program:**
 - \$394,790 awarded to the Aids Resource Center of Wisconsin (ARC/W) to assist 175 households
 - funds available through RFP process
 - ARC/W subcontracted with providers around the State;

❑ **Continuum of Care:**

- \$7,531,805 for 35 one-year renewals funded through the Continuum of Care grant award
- Commerce collaborated with the Wisconsin Association of Community Action agencies (WISCAP) and 24 Continua to submit the statewide proposal for renewals for existing transitional housing, supportive services, only programs, shelter plus care, and HMIS.

RESULTS

Providing Decent Housing Objective

Outcome	Activity	Indicator	Estimated 2008 Total	Actual 2008 Total
Availability / Accessibility	New Housing Units <ul style="list-style-type: none"> • Rental Housing Development • Owner Housing Development 	Housing Units Assisted	255 Rental 75 Owner	93 Rental 14 Owner
	Public Infrastructure <ul style="list-style-type: none"> • Water & sewer, street extensions, etc., for housing development 	Persons Assisted	60	20
Affordability	Housing Rehabilitation <ul style="list-style-type: none"> • Rental Rehab • Owner Rehab 	Housing Units Assisted	91 Rental 560 Owner	22 Rental 763 Owner
	Homebuyer Assistance <ul style="list-style-type: none"> • First-time Homebuyers • Downpayment, closing costs • New Construction Financing • Rehabilitation 	Households Assisted	375	384
Sustainability	Public Site Improvements for Affordable Housing <ul style="list-style-type: none"> • Neighborhood Improvements (Drainage, etc.) 	Persons Assisted	1,500	0

Creating Suitable Living Environment Objective

Outcome	Activity	Indicator	Estimated 2008 Total	Actual 2008 Total
Availability / Accessibility	Public Facilities <ul style="list-style-type: none"> • Senior Centers • New treatment plants • Fire trucks 	Persons Assisted	3,000	12,925
	Housing Assistance to Homeless Persons <ul style="list-style-type: none"> • Shelters • Rent & Security Deposits • Supportive Services 	Households Assisted	17,100	22,036
	Accessibility Improvements to Housing Units <ul style="list-style-type: none"> • Handicapped access improvements 	Housing Units Assisted	75	95
	Slum & Blight Remediation <ul style="list-style-type: none"> • Site clearance 	Communities	3	1

Sustainability	<ul style="list-style-type: none"> • Site clean up 	Assisted		
	Public Infrastructure <ul style="list-style-type: none"> • Water & Sewer • Curb & gutter, sidewalks, streets • Electrical 	Persons Assisted	7,700	16,723
	Public Facilities <ul style="list-style-type: none"> • Libraries • Fire stations • Treatment plant upgrades 	Persons Assisted	4,000	27,360
	Special Needs Housing Assistance <ul style="list-style-type: none"> • Rent • Utilities • Mortgage Payments 	Persons Assisted	223	887
	Local/Regional Planning Efforts <ul style="list-style-type: none"> • Plans 	Communities Assisted	20	9

Creating Economic Opportunity Objective

Outcome	Activity	Indicator	Estimated 2008 Total	Actual 2008 Total
Availability / Accessibility	Public Facilities or Infrastructure for Businesses <ul style="list-style-type: none"> • Water & sewer, streets, etc. • Treatment plants • Industrial Parks 	Jobs Created	300	765
	Quality Job Creation or Retention <ul style="list-style-type: none"> • Business Loans & Grants 	Jobs Created/Retained	900	1,215
Affordability	Dairy Farm Job Creation <ul style="list-style-type: none"> • Business Loans 	Jobs Created/Retained	100	79
	Slum & Blight Remediation for Business Creation or Expansion <ul style="list-style-type: none"> • Site clearance • Site clean up 	Jobs Created	20	42