

Wisconsin Department of Administration

**Division of Energy, Housing and
Community Resources**

David Pawlisch, Bureau Director

Who We Serve

DEHCR administers a full array of housing, community development, energy and weatherization programs designed to provide assistance to both communities as well as low-and-moderate income individuals/households.

Utilizing a mixture of state and federal funds, the Division administers programs designed to:

- **Create jobs and spur economic activity**
- **Build and replace community infrastructure**
- **Build new rental housing**
- **Repair and rehabilitate both multi-family and single-family homes**
- **Provide assistance to aid potential homebuyers**
- **Provide critical assistance to homeless individuals and families by awarding grants for: emergency shelters, a full suite of essential services, and funding transitional and rapid re-housing**
- **Provide disaster recovery for housing, businesses, and public infrastructure**
- **Provide energy assistance to low income residents**
- **Provide weatherization services to low income residents**

Resources for Economic Development

DEHCR administers the following programs that support economic development projects:

1. Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED)
2. Community Development Block Grant-Economic Development (CDBG-ED)

Public Facilities for Economic Development (CDBG-PFED) Program

- Grant to local government; infrastructure improvements for a business that will create or retain jobs.
- Maximum Award:
 - \$750,000 or Up to \$35,000/job created or retained
 - Typical Award is \$15,000-\$20,000 per job
- 51% of jobs created must be held by low- to moderate-income (LMI) persons.
- 50% Match required.
- Eligible Uses of Funds include:
 - Streets,
 - Water System,
 - Wastewater System,
 - Storm Water System
- Applications accepted continuously.

PFED EXAMPLE: VILLAGE OF ROCKLAND

- Village of Rockland used CDBG-PFED funds to improve utility services to Rockland Flooring
- Business constructed a 35,000 sq. ft. expansion of its facilities
- Create 30 full-time positions (at least 51% LMI)



USES	CDBG PFED	Local Match		TOTAL
		Village of Rockland	DOT TEA	
Sanitary Sewer	\$145,000			\$145,000
Streets/Sidewalks	\$127,500	\$90,000	\$217,500	\$435,000
Water	\$205,000			\$205,000
Engineering		\$87,000	\$58,000	\$145,000
Administration		\$25,000		\$25,000
TOTAL(S):	\$477,500	\$202,000	\$275,500	\$955,000

Economic Development (CDBG-ED) Program

- Grant to local government; forgivable loan to a business that will create or retain jobs.
- Maximum Award:
 - \$1,000,000, 50% of eligible project costs or \$35,000 per job, whichever is less
 - Typical award is \$7,000 - \$10,000/job created or retained;
- 51% of jobs created or retained must be held by low- to moderate-income (LMI) persons.
- Eligible Uses of Funds include:
 - Equipment Purchases,
 - Acquisition,
 - Working Capital,
 - Building Construction
- Applications accepted continuously.

Resources for Multi-Family Housing

The State administers the following programs for multi-family housing developments:

1. Rental Housing Development (RHD)
2. Community Development Block Grant - Housing

Rental Housing Development (RHD) Program

- Applications will be accepted for construction or rehabilitation projects of two or more rental units to develop affordable rental housing.
- Funds are available to developers, small scale property owners, Community Housing Development Organizations (CHDOs), local governmental redevelopment authorities, and public housing authorities.
- Maximum Award = \$1,000,000
- Funds must be used for:
 - Acquisition,
 - Rehabilitation, and/or
 - New Construction activities
- Funds must serve households at or below 60% of the County Median Income (CMI).
- Projects receiving RHD funds are subject to rent limitations for a specified period of time (Affordability Period).



RHD Project – Nicolet Townhomes, De Pere, WI - May, 2015

- Keystone Development
- Project Cost - \$9.4M
- HOME Funds - \$494,100
- Units - 60 total, 9 HOME units (6 @ 30% CMI, 3 @ 50% CMI)
- Joint Funding - WHEDA & LIHTC



 Nicolet
Townhomes

RHD Project – Artist Lofts – Manitowoc, WI - 2016

- Impact Seven
- Project Cost - \$9.4M
- HOME Funds - \$500,000
- Units - 36 total, 11 HOME units (6 @ 50 CMI, 5 @ 30% CMI)
- Joint Funding - WHEDA & LIHTC
- Historic Tax Credits
- CDBG Local Revolving Loan Funds



Housing (CDBG-HSNG) Program

- Grant to local government (lead County of housing region).
- Award for Rental Rehab:
 - Projects exceeding \$50,000 require DEHCR approval
- 51% of beneficiaries/residents must be low- to moderate-income (LMI) persons.
- Eligible Uses of Funds include:
 - Rehabilitation of existing rental units,
 - Conversion of underutilized space or vacant building,
 - Acquisition
- Applications accepted continuously.

DEHCR administers the following programs for single-family housing projects:

1. HOME Homebuyer and Rehabilitation (HHR) Program
2. Community Development Block Grant – Housing (CDBG-H) Program
3. Housing Cost Reduction Initiative (HCRI) Program

HOME Homebuyer and Rehabilitation (HHR) Program

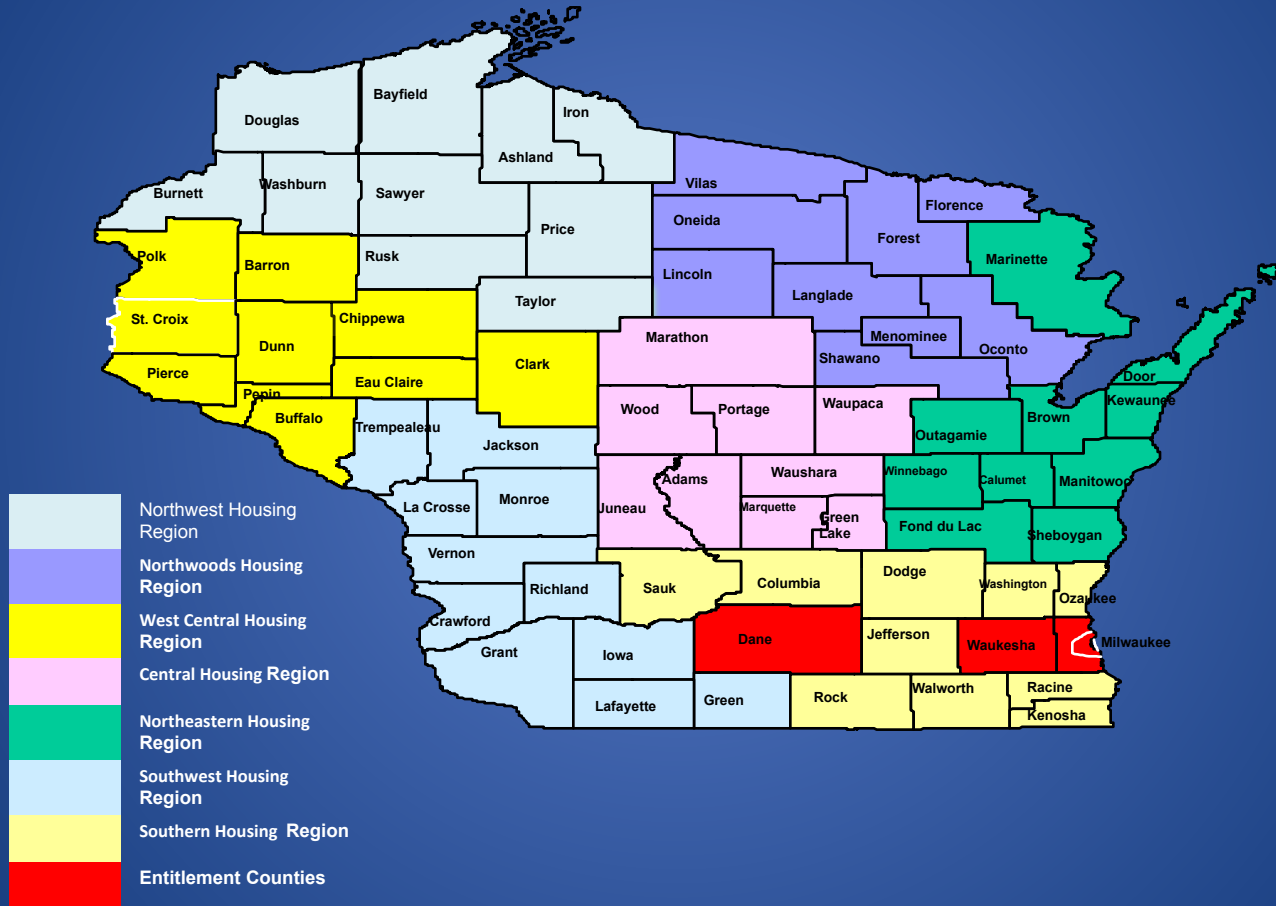


- LMI households eligible (at or below 80% county median income level).
- Assists in home purchase assistance and necessary home rehabilitation and other vital improvements for dwelling units.
- Down payment assistance (grant or deferred/low interest loan).
- Development of new construction.

Housing (CDBG-Housing) Program

- Funding distributed through 7 Housing Regions.
- Provides no-interest deferred payment loans to low- and moderate-income (LMI) homeowners and first time LMI homebuyers.
- Eligible Activities include:
 - Rehabilitation of dwelling units,
 - Removal of architectural barriers,
 - Homeownership opportunities for renters, and
 - Reconstruction.

CDBG HOUSING REGIONS



Housing Cost Reduction Initiative (HCRI) Program

- Down payment or gap financing assistance.
- Payments to cover mortgage, property tax, principal, interest and or arrearages.
- Homebuyer properties must be single-family and the primary residence of the owner.
- HCRI funding cannot be used for development costs, improvements to dwelling units, or payments on a construction or rehabilitation loan.

Resources for Community Development

The State administers the following programs for community development projects:

1. Community Development Block Grant-Public Facilities (CDBG-PF)
2. Community Development Block Grant-Planning (CDBG-PLNG)

Public Facilities (CDBG-PF) Program

- Grant to local government (towns, villages, and non-urban cities and counties).
- Maximum Award = up to \$1,000,000.
- 50% Match required.
- 24 months to complete project.
- Must meet a National Objective (LMI Benefit, Slum/Blight Removal or Urgent Local Need).
- Eligible funded activities :
 - Streets,
 - Drainage Systems,
 - Water and Sewer Systems,
 - Community Buildings (Fire Station, Senior Center, Community Center, Library)
- Annual Competition (Applications due May 14, 2020).

Village of Camp Douglas Main Street Public Facilities Project



Village of Lake Delton Senior Center Public Facilities Project



Village of New Auburn Fire Station Public Facilities Project



Low - Moderate Income Communities

- Based on the HUD provided low - moderate income data obtained from the 2011-2015 ACS Survey the following communities are considered low to moderate income:
 - City of Ladysmith
 - Villages of Bruce, Conrath, Glen Flora, Sheldon, Tony, Weyerhaeuser
 - Towns of Dewey, Grant, Hawkins, Hubbard, Lawrence, Marshall, Murray, Richland, South Fork, Strickland, Washington, Wilson
- These communities are eligible to apply for community-wide benefit projects within the Public Facilities and Planning Grant Programs.
- No income survey required.

Planning (CDBG-PLNG) Program

- Funds granted to local communities to address major local economic or community development proposals, or unexpected economic activities with potential impact to the community.
- Plans can also be site specific such as redevelopment plans for underutilized properties.
- Maximum award:
 - Up to \$50,000 for Community-Wide Plan or Site-Specific Plan
- 50% Match required.
- Examples of recent CDBG Planning Grant awards:
 - Town of Bridge Creek Comprehensive Plan
 - Village of Luck/Polk County Housing Studies
 - Village of Wausaukee Community Center Redevelopment Plan
 - Bayfield/Ashland County Housing Study

- Public Facilities (CDBG-PF) Application Deadline is May 14, 2020.
- 2020-2024 Consolidated Plan is being prepared. Road map for CDBG investment for next five years.
- CDBG Housing Revolving Loan Fund Utilization

DEHCR Bureau of Community Development

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