

Executive Summary

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

1. Introduction

Waukesha County receives a direct Community Development Block Grant (CDBG) allocation from HUD and is the lead agency for the HOME Consortium, through which Waukesha, Jefferson, Ozaukee, and Washington Counties collaborate to receive a direct HOME Investment Partnerships (HOME) allocation from HUD. The table below shows allocations for the 2022 program year.

Residents of Waukesha County and the HOME Consortium are also eligible for housing assistance through HUD's Section 8 Housing Choice Voucher and Public Housing programs administered by local housing authorities and Continuum of Care programs operated by local agencies and funded through the Wisconsin's Balance of State Continuum of Care.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Strategic priorities identified in this Consolidated Plan are identified below:

Maintain and Expand Housing Affordability

- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
- Support the development of affordable rental and owned housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce. Support homeownership opportunities for households throughout the HOME Consortium through downpayment assistance.
- Assist persons who are homeless through the development and rehabilitation of transitional and permanent housing. Assist households at risk of homelessness with a TBRA program and other assistance.

Public Services

- Provide public services to low and moderate income individuals and households and provide housing/services to individuals and families who are experiencing homelessness or have other non-homeless special needs.

Improve Public Facilities and Infrastructure

- Improve public facilities and infrastructure to benefit low- and moderate-income households, homeless individuals and families, or other non-homeless special needs groups, including ADA improvements.

Economic Development

- Encourage economic development and job creation through business assistance, workforce development, or related activities.

Improve and Revitalize NRSAs

- Undertake activities to improve and revitalize the three NRSAs located in the City of Waukesha through public services, economic development, or facility improvements.

Administration and Planning

- Administration and planning for the County's CDBG Program and the HOME Consortium's HOME Program

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, Waukesha County and the HOME Consortium reports progress in meeting the five-year and annual goals in a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within ninety (90) days after the start of the new program year. Copies of the most recent CAPER are available for review at the Waukesha County Community Development Division. Waukesha County consistently meets its goals and priorities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation was achieved through several methods during the development of the Annual Plan. Citizens are always welcome to attend the monthly HOME and CDBG Board meetings, which are posted and public, and have an agenda item for a public comment period.

On May 12 and 13, 2021, the CDBG Board met in a public meeting to review applications for funding, and to listen to agencies document need in the community. On June 9, 2021, the CDBG Board met in a public meeting to approve the draft allocation for 2022 CDBG funds. On May 20, 2021, the HOME Board met in a public meeting to hear public comments and approve a draft allocation for the 2022 HOME funds. The Boards held a public comment period for 30 days for the draft 2022 allocation and AAP (June 15—July 14, 2021) and held a public hearing on July 12, 2021, but no public comments were received.

Waukesha County was notified by HUD of its official HOME and CDBG award amounts for 2022 on May 13, 2022. Waukesha County updated its Annual Plan and allocations with the actual award amounts at its CDBG meeting on May 25, 2022, and at its HOME Board meeting on May 19, 2022.

Waukesha County held a 30-day public comment period (June 2—July 1, 2022) to obtain public comments on the revised 2022 Annual Action Plan. The public comment period and public hearing date were posted on the community development website and published in the local paper. The public hearing was held June 20, 2022. No public comments were received.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received.

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

N/A

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(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
Lead Agency		WAUKESHA COUNTY	
CDBG Administrator	WAUKESHA COUNTY		Dept of Parks and Land Use/Community Dev Division
HOME Administrator	WAUKESHA COUNTY		Dept of Parks and Land Use/Community Dev Division
ESG Administrator			

Table 1 – Responsible Agencies

Narrative

The Waukesha County Department of Parks and Land Use's Community Development Division administers the County's Community Development Block Grant (CDBG) program and the HOME Consortium's HOME Investment Partnerships (HOME) program. The HOME Consortium includes Jefferson, Ozaukee, Washington, and Waukesha Counties, which participate together to receive HUD grant funds for affordable housing.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Waukesha County and the HOME Consortium conducted a variety of public outreach to garner input from county and municipal staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, residents, and others in preparing this Plan. Because of COVID-19 restrictions, most meetings in 2021 were held virtually, and meeting in 2022 have been a mix of virtual and in person. However, Waukesha County still tried to collect public input through public hearings, and monthly public meetings of both the HOME and CDBG Board.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Waukesha County utilizes its network of public sector, private sector, and non-profit organizations to implement Waukesha County's Annual and Consolidated plans and to coordinate efforts of the COC. In 2022, Waukesha County will diligently work to overcome gaps in the institutional structure and delivery system by:

- Monitoring the count of homeless and chronically homeless residents and planning for ongoing service provision based on need, as an active participant in the Housing Action Coalition (Waukesha County Continuum of Care).
- Monitoring programs to identify inefficiencies, improve performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households, the homeless, and special needs population.

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.

Waukesha County participates in a Continuum of Care called the Housing Action Coalition (a local continua that is part of the Balance of State Continuum of Care) that seeks to address and meet the needs of homeless populations through the provision of permanent, transitional, and emergency housing, supportive services, and methods to accurately capture the number of homeless individuals. Waukesha County does not receive or manage the ESG funds—the Housing Action Coalition is the recipient of ESG. However, many agencies that meet the needs of homeless populations receive CDBG funding, including emergency shelters, shelters for women and families, organizations that provide food and nutritional assistance, agencies that provide case management and supportive

services, and health and medication assistance. The Community Action Coalition for South Central Wisconsin, Inc. (CAC) and the Supportive Services for Veteran Families (SSVF) programs operate in Waukesha and Jefferson Counties and supply services, such as, assistance obtaining shelter, health care, transportation, child care, and other veteran benefits to homeless veterans and their families. Stakeholders report limited homeless shelter facilities, Jefferson, Ozaukee, and Washington Counties having only one homeless shelter, and vouchers for motel assistance being extremely limited and fiscally inadequate. Several stakeholders reported that waiting lists for shelter and voucher services were limited and that space openings prioritization of first come first serve often mean that the most needy do not receive assistance in a timely fashion.

The Waukesha County Executive appoints four people to Board positions on the Housing Action Coalition, and two are currently County employees, the Community Development Manager, and the Human Services Supervisor. Both positions are actively involved in addressing the needs of homeless persons. Waukesha County staff have been instrumental in working to create a permanent solution to the overflow shelter needs in the winter months, including working with the CDBG Board to commit substantial funding to the purchase of a building to house this shelter.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area 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

The Community Development Manager is the County Executive's appointee to the Board of Directors for the Housing Action Coalition (the local continua that is a part of the Balance of State Continuum of Care). As such, Waukesha County is represented in the decision making for ESG funds, and helps to oversee the management of those funds, including developing performance standards, monitoring, and evaluating outcomes.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WAUKESHA COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WHA was consulted directly via email for input into the 2022 AAP, and the WHA is also a member of the COC and participates in monthly meetings.

2	Agency/Group/Organization	HOUSING ACTION COALITION OF WAUKESHA COUNTY INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Health Agency Other government - County Other government - Local Regional organization Civic Leaders Business and Civic Leaders
	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Waukesha County CDBG is an active participant and Board member of the COC--the Housing Action Coalition. 21 member nonprofit organizations serving the housing and homeless needs in the community regularly participate in monthly meetings. Input for the AAP was gathered from agencies at these meetings.
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Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Waukesha County consulted with the Housing Action Coalition and it's 20+ member nonprofit organizations about broadband and resiliency for the 2022 Annual Plan. Agencies did not see this as a priority need for Waukesha County.

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	Housing Action Coalition	The goals of the Waukesha County Continuum of Care are in line with the PJ's Consolidated and Annual Plans, particularly regarding ways to deal with homelessness and to create permanent rental housing.
Comprehensive Development Plan for Waukesha County	Waukesha County Department of Parks and Land Use	The Comprehensive Development Plan and the Strategic Plan both address housing, community development, and economic development needs in the County. The Comprehensive Development Plan also incorporates housing recommendations from the SWRPC Regional Housing Plan with the intent of encouraging affordable housing development in Waukesha County.
A Regional Housing Plan for Southeastern Wisconsin	Southeastern Wisconsin Regional Planning Commission	Both the Regional Plan and the Strategic Plan address the need for affordable housing, particularly near job centers.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

2021 continued to be a difficult year to gather public comment due to COVID-19 restrictions. The monthly HOME and CDBG Board meetings, and our public hearings throughout the year, have been a mix of virtual and occasionally in person meetings, depending on the risk factors in the community at the time. We promoted these meetings to the public with newspaper ads, on our website, through emails to nonprofit organizations and through the Waukesha County clerk, but we did not have attendance from the public at meetings, nor did we receive any public comments for the 2022 Annual Plan.

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 Hearing	Non-targeted/broad community	No public attended the public hearings for the 2022 AAP	None	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)
2	Public Meeting	Non-targeted/broad community	We held HOME and CDBG Board meetings almost every month in 2021. They were held as a mix of in person and virtually, using Microsoft Teams, and the public was notified of the phone number to join the meeting. No general public attended any of the meetings.	None	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)
3	Newspaper Ad	Non-targeted/broad community	We publish ads in the local newspaper of each HOME Consortium county for public notice of the 2022 draft allocation and for the public hearing information. No response from the public due to the ads.	None	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Waukesha County receives a direct Community Development Block Grant (CDBG) allocation from HUD and is the lead agency for the HOME Consortium, through which Waukesha, Jefferson, Ozaukee, and Washington Counties collaborate to receive a direct HOME Investment Partnerships (HOME) allocation from HUD. The table below shows allocations for the 2022 program year, along with anticipated grant funding for the remaining two years covered by this Consolidated Plan. These estimates assume that funding over those two years will average to be about as same as the 2022 allocation.

Residents of Waukesha County and the HOME Consortium are also eligible for housing assistance through HUD's Section 8 Housing Choice Voucher and Public Housing programs administered by local housing authorities and Continuum of Care programs operated by local agencies and funded through the Wisconsin's Balance of State Continuum of Care.

HOME Prior Year Resources shown in the table below come from HOME funds leftover from the Consortium's Housing Development Projects category, which were unused in 2020 and 2021 due to the COVID-19 pandemic. No applications were received in 2020 or 2021 for housing development projects. Staff have had preliminary meetings with many affordable housing developers and we anticipate receiving applications for projects in 2022 that will commit these funds in the approximate amount of \$1,331,000.

CDBG Prior Year Resources shown in the table below come from the Revolving Loan Fund. Waukesha County reallocated \$194,000.00 from the Revolving Loan Fund to Habitat for Humanity, a nonprofit organization, for the purpose of purchasing a vacant lot in the City of Waukesha for a

housing development project.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,461,566	190,000	194,000	1,845,566	3,691,132	Waukesha County's 2022 CDBG allocation reflects a decrease (-38,059) from 2021 funding levels.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,634,455	200,000	1,331,000	3,165,455	3,668,910	The HOME Consortium's 2022 HOME allocation reflects an increase (+173,949) from 2021 funding levels.

Table 2 - 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

While CDBG funds do not require a match, Waukesha County anticipates leveraging other public and private investment for a higher return on investment. The County rarely fully funds any program or project, instead requiring leverage ranging from 1:1 in public service dollars, 3:1 in economic development loans, to 10:1 or larger for housing development. CDBG and HOME program income funds generated during this Action Plan will be leveraged to increase services to low and moderate income residents within Waukesha County and the HOME Consortium region. The HOME Program will address match by requiring housing developers to match at least 25% of the funds awarded to them.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Waukesha County and the HOME Consortium do not intend to use publicly owned land or property to address the needs identified in this Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	
2	Goal Name	Maintain and Expand Housing Affordability
	Goal Description	
3	Goal Name	Public Services
	Goal Description	
4	Goal Name	Improve and Revitalize NRSAs
	Goal Description	
5	Goal Name	Economic Development
	Goal Description	

6	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The County will undertake activities that will address priority needs and objectives established as adopted by the Waukesha County Community Development Block Grant (CDBG) and HOME Boards. Section AP-38 provides a summary of proposed activities including local objectives and priority needs, proposed accomplishments, and a target date for completion.

#	Project Name
1	CDBG Administration
2	CDBG Housing
3	NRSA
4	Public Services
5	CDBG Public Facilities
6	CDBG Economic Development
7	HOME Administration
8	HOME Downpayment Assistance
9	HOME Housing Rehabilitation
10	HOME Purchase Rehabilitation
11	HOME CHDO Reserve
12	HOME TBRA
13	HOME Housing Development

Table 4 – Project Information

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

Results of the community participation process and input received from stakeholder during development of this Annual Action Plan indicated strong support for affordable homeownership purchase and housing rehabilitation activities, as well as for the construction of new affordable rental housing. The community also supports continued supportive services for low- and moderate-income households, including housing and services for individuals and families experiencing homelessness. The County has maintained a broad priority of encouraging new homeownership, preserving existing homeownership, increasing economic development, enhancing public services, and public facility improvements.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Countywide
	Goals Supported	Administration and Planning
	Needs Addressed	Fair Housing Administration and Planning
	Funding	CDBG: \$311,328
	Description	CDBG Admin
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	48 persons assisted with fair housing education and outreach.
	Location Description	Waukesha County
2	Planned Activities	Waukesha County Administration: General administration functions for Waukesha County to run the HOME and CDBG programs for the County and the HOME Consortium Metro Milwaukee Fair Housing: Promote equal access to housing for all people in Waukesha County. Board of Regents: Funding for West Side NRSA Strategic Planni
	Project Name	CDBG Housing
	Target Area	Countywide
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation Affordable Rental Housing
	Funding	CDBG: \$560,072
	Description	Housing Projects
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing units rehabilitated: 25 low and moderate income homeowner households Land acquisition of vacant land. Future use will be 11 units of new homeowner housing constructed
	Location Description	Waukesha County

	Planned Activities	City of Waukesha - Landmark Paint & Repair Waukesha County - Housing Rehabilitation Habitat for Humanity – Acquisition of Aeroshade project land
3	Project Name	NRSA
	Target Area	HAERTEL FIELD PHOENIX HEIGHTS WESTSIDE NRSA
	Goals Supported	Improve and Revitalize NRSAs
	Needs Addressed	Public Services NRSA Revitalization
	Funding	CDBG: \$176,371
	Description	Neighborhood Revitalization Strategy Area
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public service activity other than low/moderate income housing benefit: 2,486 persons assisted Homelessness prevention: 750 persons at risk of homelessness assisted
	Location Description	Haertel Field NRSA Phoenix Heights NRSA West Side NRSA
4	Planned Activities	Hope Center - Meal Program - Serve 350 persons Hope Center - Day Center - Provide day shelter for 250 persons Hope Center - Clothing Shop - Provide clothing to 1721 persons Hope Center - Transportation Assistance - assist 165 persons with work/job related transportation Tower Hills Neighborhood Association - West Side NRSA Crime Reduction - Recruit and train 75 households and 10 businesses on how to install and operate doorbell cameras
	Project Name	Public Services
	Target Area	Countywide
	Needs Addressed	Public Services

	Funding	CDBG: \$259,344
	Description	Public Services
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public service activity other than low/moderate income housing benefit: 1,033 persons assisted Homeless overnight shelter: 244 persons experiencing homelessness assisted
	Location Description	Waukesha County

	Planned Activities	<p>City of Waukesha – Adaptive Recreation - Provide before and after school programs and youth recreation programs to 48 students with disabilities.</p> <p>City of Waukesha – Sentinel Park Summer Program – Ninety (90) % of program participants will develop skills to help become responsible young adults and will be measured by staff weekly logs.</p> <p>City of Waukesha – Saratoga/Haertel Field Summer Program - Ninety (90) % program participants will develop skills to help become responsible young adults.</p> <p>City of Waukesha – Senior Activity Coordinator - Continue to expand active older adult programming with a focus on health and wellness</p> <p>Elmbrook Senior Taxi – Vehicle Replacement - Identify replacement vehicle for transport of local senior/ambulatory disabled persons in service area.</p> <p>Muskego Senior Taxi – Vehicle Replacement - Identify replacement vehicle for transport of local senior/ambulatory disabled persons in service area.</p> <p>New Berlin Senior Taxi – Vehicle Replacement - Identify replacement vehicle for transport of local senior/ambulatory disabled persons in service area.</p> <p>The Women’s Center – Children’s Sexual Abuse Counseling – Provide individualized and/or group counseling, crisis counseling, court assistance, agency coordination, support, and referral services to 4 children and 9 adults.</p> <p>The Women’s Center – Shelter Project – Serve 29 unduplicated women and children with overnight shelter.</p> <p>The Women’s Center – Transitional Living – Provide case management to the women and children living in the Women’s Center Transitional Living Program to 2 women.</p> <p>The Women’s Center – Employment Program – Provide job readiness program services to 21.</p> <p>Hebron House of Hospitality – Juno House 5-bed expansion – Working as a team, the Shelter Manager, Shelter Advocates and Case Managers will serve 39 individuals.</p>
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		Hebron House of Hospitality - Case Management --Provide case management for 40 program participants.
5	Project Name	CDBG Public Facilities
	Target Area	Countywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Facility and Infrastructure Improvements
	Funding	CDBG: \$411,111
	Description	Public Facilities
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than low/moderate income housing benefit: 4,000 persons assisted, including 532 persons with disabilities and 536 persons experiencing homelessness.
	Location Description	Waukesha County

	Planned Activities	<p>City of Waukesha – ADA and Public Improvements – Develop plans and specifications for the installation of the ADA compliant playground surface at Horeb Spring Park and Roberta Park.</p> <p>City of Waukesha – Historic Springs Restoration – Development of plans and specifications for springs restoration work at each location.</p> <p>Association for the Rights of Citizens with Handicaps, Inc – Repair and Renovations – Develop plans and specifications for repairs on ARCH office.</p> <p>Hebron House – Three Shelter Security System Replacement – Identify and develop plans and specification for security improvements at all three locations. Provide shelter to 536 homeless individuals and families.</p> <p>Hebron House – Siena House Rehab – Identify and develop plans and specification for rehabilitation work and security improvements. Including a project timeline and completion schedule.</p> <p>Mukwonago Park – ADA Restroom – Develop plans and specifications for the installation of the ADA-accessible, unisex restroom with sink and toilet connected to existing shower facility. Provide plans to Waukesha County.</p> <p>Town of Lisbon – Lake Five Bike Path – Development of plans and specifications for asphaltting existing pedestrian/bicycle path to ADA compliant. Provide copy of plans to Waukesha County.</p>
6	Project Name	CDBG Economic Development
	Target Area	Countywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$80,000
	Description	Economic Development
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	<p>Façade treatment/ business building rehabilitation: 8 businesses</p> <p>Business assistance: 20 businesses</p>

	Location Description	Waukesha County
	Planned Activities	City of Waukesha – Downtown Façade Program – The City shall provide 2 façade grants, 1 awning grants, and 5 sign grants. WWBIC – Business Owner - Provide outreach to 29 unduplicated individuals that are low-to-moderate income, business education classes to 20 business owners, and one-on-one counseling to 10 business owners.
7	Project Name	HOME Administration
	Target Area	HOME Consortium
	Goals Supported	Administration and Planning
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation Administration and Planning
	Funding	HOME: \$183,445
	Description	Admin
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Admin and planning
	Location Description	Home Consortium region
	Planned Activities	Waukesha County: General administration functions for Waukesha County to run the HOME program for the HOME Consortium
8	Project Name	HOME Downpayment Assistance
	Target Area	HOME Consortium
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation
	Funding	HOME: \$300,000
	Description	DPA
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Direct financial assistance to homebuyers: 25 low-and moderate-income households assisted.

	Location Description	HOME Consortium
	Planned Activities	Direct financial assistance of up to \$10,000 to qualified homebuyers: 25 low-and moderate-income households assisted.
9	Project Name	HOME Housing Rehabilitation
	Target Area	HOME Consortium
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation
	Funding	HOME: \$225,000
	Description	Rehab
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing units rehabilitated: 25 low- and moderate-income homeowner households assisted with no-interest loans to repair their homes.
	Location Description	HOME Consortium
	Planned Activities	Homeowner housing units rehabilitated: 25 low- and moderate-income homeowner households assisted with no-interest loans to repair their homes.
10	Project Name	HOME Purchase Rehabilitation
	Target Area	HOME Consortium
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation
	Funding	HOME: \$175,000
	Description	Purchase rehab
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Direct financial assistance to homebuyers: 15 low-and moderate-income households assisted Homeowner housing units rehabilitated: 15 low- and moderate-income homeowner households assisted
	Location Description	HOME Consortium

	Planned Activities	Direct financial assistance to homebuyers: 15 low-and moderate-income households assisted Homeowner housing units rehabilitated: 15 low- and moderate-income homeowner households assisted
11	Project Name	HOME CHDO Reserve
	Target Area	HOME Consortium
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation Affordable Rental Housing
	Funding	HOME: \$245,168
	Description	CHDO
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	TBD based on applications for funding
	Location Description	HOME Consortium
	Planned Activities	TBD based on applications for funding.
12	Project Name	HOME TBRA
	Target Area	HOME Consortium
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$300,000
	Description	Tenant Based Rental Assistance (TBRA)
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The goal for the program is to assist up to 25 households. Assisting the household includes providing a monthly rent subsidy, utility subsidy, rent and utility and executing successful case management services.
	Location Description	HOME Consortium

	Planned Activities	The goal for the program is to assist up to 25 households. Assisting the household includes providing a monthly rent subsidy, utility subsidy, rent and utility and executing successful case management services.
13	Project Name	HOME Housing Development
	Target Area	HOME Consortium
	Goals Supported	Maintain and Expand Housing Affordability
	Needs Addressed	Homeownership Assistance & Housing Rehabilitation Affordable Rental Housing
	Funding	HOME: \$1,736,842
	Description	Housing Development Projects
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 11 units for low income, disabled adults will begin construction in 2022 Land acquisition of vacant property. Homeowner housing constructed on purchased land: 11 units affordable to low- and moderate-income households will begin construction in 2022
	Location Description	HOME Consortium
	Planned Activities	Rental units constructed in the City of Grafton by Impact Seven: 11 units for low income, disabled adults will begin construction in 2022 Habitat for Humanity land acquisition of vacant land in the City of Waukesha. Homeowner housing constructed: 11 units affordable to low- and moderate-income households will begin construction in 2022

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Waukesha County identified three NRSAs in the City of Waukesha in 1999 – Phoenix Heights, Haertel Field, and West Side, as shown in the maps in Section SP-10 of the Consolidated Plan. The County will continue to prioritize the three NRSAs for funding and community development efforts during the 2022 program year. Up to 10% of the total CDBG allocation is targeted toward Community Based Development Organizations (CBDOs) who concentrate their services in one of these three areas. Economic development is the highest priority for funding in the NRSAs, including services that assist low and moderate income families in finding and maintaining jobs.

Strategies for all of the NRSAs include the following economic development and neighborhood revitalization initiatives:

- Connecting residents to job training and education resources;
- Linking families to neighborhood resources that support sustained employment;
- Housing revitalization and homeownership;
- Crime prevention; and
- Resident empowerment.

Geographic Distribution

Target Area	Percentage of Funds
HAERTEL FIELD	33
PHOENIX HEIGHTS	33
WESTSIDE NRSA	34
Countywide	0
HOME Consortium	0

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Affordable housing and community development needs are present in areas throughout Waukesha County and the HOME Consortium, but there is a higher concentration of poverty in the City of Waukesha, and particularly in the NRSAs. Public service projects will focus on basic needs of the residents such as healthcare, transit services, essential and supportive services, as well as housing services. Special populations such as seniors, homeless, and youth will continue to receive funding for healthcare, childcare, nutrition, education, shelter support and recreational needs. Funding will continue for targeted efforts in the Neighborhood Revitalization Strategy Areas, with a focus on

economic development and housing stock improvements.

HOME funds will be distributed based on the income eligibility of clients throughout the four-county HOME Consortium.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Waukesha County and the HOME Consortium anticipate supporting 735 homeless or near homeless individuals or families with assistance over the next year. Homeless facilities including the Women's Center, Siena House and Jeremy House are projected to assist about 110 homeless individuals or families in Waukesha County with overnight shelter. Food programs and rent assistance/eviction prevention programs operated by the HOPE Center, Salvation Army and Family Promise anticipate serving an additional 600 families and individuals. In addition, 25 families will be provided rent assistance through the HOME Consortium's TBRA program.

Affordable housing for non-homeless households is projected to assist 142 households in the HOME Consortium area. Approximately 65 of these households will be supported via rehab of existing units through the HOME purchase/rehab program, and the HOME and CDBG housing rehabilitation programs. Also through the HOME program, an estimated 22 units of affordable rental and homeownership housing is projected to be starting construction. Finally, HOME and CDBG funds will be used to provide direct financial assistance to 45 homebuyers through the downpayment assistance and purchase/rehab programs.

One Year Goals for the Number of Households to be Supported	
Homeless	110
Non-Homeless	600
Special-Needs	0
Total	710

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	22
Rehab of Existing Units	65
Acquisition of Existing Units	30
Total	142

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Waukesha Housing Authority operates approximately 263 units of public housing and also administers a Section 8 Housing Choice Voucher program. Other housing authorities operating in the HOME Consortium include the Jefferson Housing Authority, West Bend Housing Authority, Slinger Housing Authority, Watertown Housing Authority, and Lake Mills Housing Authority. Together these agencies provide 423 public housing units and 912 vouchers.

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

During the 2022 program year, the Waukesha Housing Authority and the other housing authorities operating in the HOME Consortium will continue to provide affordable housing options for residents of the region. However, with extensive waiting lists, the housing authorities are limited in their abilities to expand the availability of affordable housing for low- and moderate-income households.

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

The Waukesha Housing Authority will continue to operate its resident counsel to encourage resident involvement in decision making processes. It will also continue its Family Self-Sufficiency program that assists families move from public housing to homeownership. The program provides job training; educational, childcare, medical, or mental health services; transportation; life skills and legal information; emergency services; and housing services. It also provides financial incentives through an escrow savings account for continual participation and investment in the program.

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

Not applicable. The PHAs in the HOME Consortium are not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Waukesha County and the HOME Consortium counties are covered by the Wisconsin Balance of State Continuum of Care, a network of service providers covering all but the most populous Wisconsin counties. The Housing Action Coalition serves as the local CoC, bringing together housing and service providers to meet the needs of homeless individuals and families.

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

Over the next year, the Housing Action Coalition other homeless housing and service providers in Waukesha County and the HOME Consortium will continue reaching out to homeless persons, including unsheltered persons, through meal programs, day centers, and hospitals. During the 2022 program year, the County will fund the Housing Action Coalition (HAC), the Hope Center, Hebron House of Hospitality, the Women's Center, and the Salvation Army for a variety of activities, including to support meal programs, a day center, and outreach to unsheltered homeless residents. In 2020, the HAC started a HEART Team (Homeless street outreach) that includes members of HAC, the Waukesha Police Department, Waukesha County Mental Health, NAMI, and representation from the local hospitals. The HEART team goes out at least twice a week to do street outreach to the chronic homeless population, and has been extremely successful in connecting people with services and permanent housing. The HEART team will continue to work in 2022, and is partially funded through Waukesha County CDBG.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2022 program year, the CDBG Board will fund the following emergency shelter and transitional housing providers:

- Hebron House of Hospitality, which provides emergency shelter at Hebron and Sienna Houses and transitional housing for adults experiencing homelessness and mental illness at Jeremy House. In 2022, Hebron House will receive CDBG funding for case management and other homeless services.
- The Women's Center, which provides emergency shelter and transitional housing for individuals and families impacted by domestic violence, sexual violence, child abuse or trafficking. In 2022, the Women's Center will receive CDBG funding to assist its emergency shelter, employment program, and sexual abuse counseling program.
- Salvation Army provides a men's emergency shelter. In 2022, Salvation Army will receive CDBG

funding to support its emergency lodge and community meal program.

- Housing Action Coalition, which operates an emergency winter overflow shelter for homeless families and individuals. In 2022, HAC will receive CDBG funding for the operations of this shelter.

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

During the 2022 program year, Waukeha County will fund organizations that provide case management and housing navigation services to assist homeless individuals and families, including those staying in emergency shelter, make the transition to permanent housing and prevent returns to homelessness. Specifically, the County will fund Hebron House of Hospitality for a case manager. The HOME Consortium will also work to increase the availability of affordable housing in the four-county region by using HOME funds to support the development of new affordable rental housing.

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.

Over the next year, housing and service providers in Waukesha County will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. Organizations and resources to prevent homelessness that will be in place during the 2022 program year in Waukesha County include:

- Community Action Coalition cash grants to help those in need of financial assistance to avoid a housing crisis such as eviction.
- State of Wisconsin's Energy Assistance Program, which provides utility and energy payment assistance.
- Rescare of Waukesha County funds for rent, security deposits, energy bills or water bills to help avoid homelessness.
- St. Vincent de Paul program for financial assistance for rent and heating bills.
- St. Vincent de Paul after release ministry to support men and women who have been or are

being released from a correctional facility.

- Waukesha County will continue to run an Emergency Rental Assistance Program (ERAP) using funds allocated through the American Rescue Plan through the Treasury Department. This funding is crucial to keep tenants in their homes and prevent eviction due to COVID-19.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

In 2013, the Southeast Wisconsin Regional Planning Commission (SEWRPC) produced *A Regional Housing Plan for Southeastern Wisconsin: 2035*, which identified housing needs and made recommendations to meet current and future housing needs, including a variety of housing options affordable to residents of all income levels. SEWRPC reviewed community comprehensive plans, zoning and subdivision ordinances, and policies regarding preferred housing types/mix ratios throughout the Region to identify regulations impacting residential densities, housing structure types, and housing unit sizes. Each of the cities and villages reviewed had adopted their own zoning codes, 31 towns were under the jurisdiction of county zoning, and 26 towns had adopted their own zoning codes. The Regional Plan also analyzed housing affordability by comparing low and moderate household incomes within the Region with housing development costs (land, site improvement, regulatory/permitting/impact fees, building/construction materials, review regulations, etc.).

Among other findings, the Plan indicated that within the southeast Wisconsin region excessive minimum lot sizes and minimum floor areas and low maximum densities can limit housing affordability in some jurisdictions. In particular, the study found several jurisdictions where zoning code restrictions precluded development of multifamily housing at sizes and densities that would make it affordable although water and sewer infrastructure existed to support such density. The study also found that housing mix ratios or rental limit percentages could unreasonably impede development of affordable multifamily housing.

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

Waukesha County participated in preparation of the Regional Housing Plan and adopted its recommendations as an amendment to the County's Comprehensive Development Plan. Findings from the SEWRPC study were included in an Analysis of Impediments to Fair Housing Choice (AI) completed by Waukesha County and the HOME Consortium in 2014. The County and Consortium recently participated in a regional AI with Milwaukee County, the City of Milwaukee, the City of Wauwatosa and the City of West Allis, that resulted in an updated analysis of impediments to affordable and fair housing in the region for 2020--2024. Waukesha County works with each municipality in the Urban County and HOME Consortium to select impediments to address every year, and collects information about the progress and result of such work at the end of each year, which is reported in the CAPER.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section details Waukesha County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, Waukesha County supports the continued development of the Housing Action Coalition, a collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs. Waukesha will provide funding for the following to address underserved needs:

- Transportation assistance and senior taxi programs through the New Berlin Senior Taxi, Muskego Senior Taxi, the Elmbrook Senior Taxi and the Hope Center
- Senior services through volunteers in Eras Senior Networks' Faith in Action program
- Education/prevention, resources, and services related to child abuse and neglect through the CARE (Child Advocacy Resources and Empowerment) Center, Parents Place, and Safe Babies Health Families

Actions planned to foster and maintain affordable housing

Waukesha County and the HOME Consortium will continue to offer their core programs, including purchase rehab, homeowner rehab, and downpayment assistance, in order to maintain housing affordability. HOME funds will also be used to support the development of new affordable housing, including multifamily rental developments. The County will continue to set aside 15% of HOME funds to support development of affordable housing by a local CHDO. In addition, the HOME Consortium started a TBRA program in 2020 and it will continue in 2022.

In addition to specific programs designed to foster and maintain affordable housing, the County will also encourage participating jurisdictions to review their zoning ordinances for prospective barriers to affordable housing development, and to make amendments as needed. The County and HOME Consortium recently updated its Analysis of Impediments to Fair Housing Choice in cooperation with Milwaukee County and the participating jurisdictions in that County.

Actions planned to reduce lead-based paint hazards

Over the next year, Waukesha County and the HOME Consortium will continue to promote lead-based

paint inspections and, if a hazard is found, remediation. This action will both reduce lead exposure risk and help to maintain the region's older, lower- and moderately-priced housing. Any housing rehabilitation activities conducted using HOME and CDBG funds will continue to be monitored closely for any potential lead exposure. Waukesha County will also continue to work with the health departments of other Consortium counties to identify possible units with lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Over the 2022 program year, Waukesha County will continue funding economic development activities to support local small businesses that create jobs to be filled by low- and moderate-income individuals. Specifically, the County will continue administering its Economic Development Revolving Loan Fund and provide funding to the Wisconsin Women's Business Initiative Corporation (WWBIC). Homeless service providers will continue to offer job search and resume assistance. A focus on improving the jobs/housing balance in existing and emerging job centers in Waukesha County and the southeast Wisconsin region will aim to help poverty-level families access more employment opportunities, while potentially lowering transportation and housing costs. In addition, the HOME Consortium started a TBRA program in 2020 and it will continue in 2022.

Actions planned to develop institutional structure

Waukesha County has been receiving HUD grant funds for over 30 years and has developed a robust administrative structure to manage its CDBG and HOME funds. The County's Community Development Division offers seminars for potential subrecipients, CHDOs, and contractors to learn more about the CDBG and HOME programs. In addition to working with organizations, the County's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure.

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

Waukesha County will continue to be an active participant in the Housing Action Coalition (HAC), with two county employees, including the Community Development Manager, serving on the Coalition's Board of Directors. The HAC's mission is to educate, advocate, and raise awareness while providing a coordinated response to homelessness and surrounding issues. Membership includes emergency, transitional, and permanent housing providers; nonprofit social service organizations; and government agencies. Coalition members meet regularly and have standing committees dedicated to the point-in-time count, coordinated entry, shelter task force, emergency overflow shelter, and governance and finance.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following identifies program income that is available for use in 2022 and provides other required information about the CDBG and HOME programs in Waukesha County and the HOME Consortium.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 | 0 |
| 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: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 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. | 70.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Not applicable; no other forms of investment are being used beyond those identified in Section

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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:

The HOME Consortium uses HUD-provided homeownership limits for its homebuyer activities. See the "Discussion" for a description of the HOME grant application process.

The HOME Consortium's Policy and Procedure Manual requires that, for homebuyer activities, the participating jurisdiction (PJ) must impose long-term affordability through resale or recapture provisions:

- Resale ensures that units assisted with HOME funds remain affordable throughout the affordability period. If a unit is sold during the affordability, it must be sold to another low-income homebuyer at an affordable sales price, while also providing a "fair return" for the original homebuyer. The period of affordability is based on the total HOME assistance in the project including direct assistance and development assistance to an owner, developer or sponsor. The HOME Consortium does not use the Resale provision and does not use definitions of "fair return" or "affordability to a reasonable range of homebuyers."
- Recapture allows the PJ to recapture all or a portion of the HOME subsidy in a property that is sold or transferred during the affordability period, and subsequently reinvested in other HOME eligible activities. The amount subject to recapture and the affordability period is based on the amount of direct assistance to the homebuyer. The HOME Consortium usually uses the Recapture provision, as described in Question 3 below.

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:

The HOME Consortium's Down Payment Assistance (DPA) program outlines the following resale/recapture provisions in its Homebuyer Grant Agreement:

- Grantee shall be entitled to retain such funds provided the Grantee remains in both ownership and occupancy of the mortgaged premises for a period of five (5) years. In the event the Grantee terminates either ownership or occupancy of the premises within five (5) years, Grantee shall be required to reimburse the HOME Consortium an amount equal to the grant amount less a deduction equal to twenty percent (20%) thereof for each full year Grantee has owned and resided in the mortgaged premises, commencing on the date of the grant.
- In the event of a voluntary or involuntary transfer of the property during the applicable period of affordability, the Grantor will recapture all or a portion of the direct subsidy provided to the homebuyer. This direct subsidy is provided as downpayment assistance in the form of a deferred 0%

interest loan. The loan will be forgiven prorata over the period of affordability (5 years), as long as the home remains the principal residence of the home buyer. If the net proceeds from a voluntary or involuntary sale are insufficient to repay the prorated amount of the HOME subsidy, the Grantor shall recapture the balance due on the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. "Net proceeds" is defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.

- If Grantee refinances and the Property remains subject to the encumbrance created by this Agreement, then Grantee shall not be required to repay any portion of the Grant.
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:

Not applicable; the HOME Consortium does not plan to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

For HOME funds, development applications are reviewed on a rolling basis; there is not annual application cycle. Applicants can obtain our applications on the Community Development Department's website, or by contacting the Community Development Department office and having the application emailed or mailed to them. Applications are reviewed at one HOME Board meeting, and then referred to an Executive Committee meeting for a detailed review and scoring process. The Executive Committee then recommends or does not recommend that the application be funded at the next HOME Board meeting. The full Board votes for approval. Applicants are required to present their application to the Board and be available to answer any questions.

For CDBG funds, eligible applicants are nonprofit 501(c)(3) organizations in good standing with the State of WI and with the SAM registration, or local units of government, doing work in Waukesha County. Waukesha County Community Development holds an annual application process in February and March every year. The County publishes the information and dates in the paper, publicizes the process to

current and past Subgrantees, and asks local agencies like the Housing Action Coalition to help publicize it. The County also advertise on its website and social media. Application materials are available on the Community Development Department's website, or can be emailed to applicants, or picked up in the Community Development Department office.

