

THE DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING/HOMELESS OVERVIEW

The Division's (DHCD) objectives include improving housing opportunities for low- and moderate-income households and addressing homelessness in the state. Working with local governments and a variety of housing organizations, more than \$60 million is distributed annually to improve housing conditions and choices for Wisconsin residents of modest means (80% or less of county median income).

The Division's housing mission is accomplished in five ways:

- 1) Providing federally-funded housing/homeless funds through local organizations
- 2) Channeling state housing/homeless dollars to local providers
- 3) Coordinating housing initiatives with other state and local housing agencies
- 4) Developing/reviewing state and federally assisted housing plans and proposals
- 5) Providing housing information, training and technical assistance

PROGRAMS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) A federally-funded housing program for small cities (cities, towns, and villages of less than 50,000 and counties other than Milwaukee, Waukesha and Dane). CDBG housing funds are used for housing and neighborhood improvement programs principally benefiting low- and moderate-income households. About \$7 million is awarded each year to approximately 20 communities for 22 month contracts for housing/ neighborhood revitalization activities including housing rehabilitation, homebuying, relocation, demolition of dilapidated structures, and accessibility improvements. Contact, (608) 261-6535, Joanna.Schumann@wi.gov

CDBG Planning and Public Facilities and the state funded Brownfields Program may be available to support the preliminary development of housing units. Contact (608) 261-7714, Jason.Scott@wi.gov

CDBG EMERGENCY ASSISTANCE (CDBG-EAP) resources address disasters in communities eligible to participate in the Small Cities Community Development Block Grant Housing Program. CDBG-EAP funds may be used to repair uninsured housing damage caused by floods, tornadoes or other disasters. The funds may be used to reimburse property owners for disaster-related repairs as well as to replace housing units severely damaged in the disaster. CDBG-EAP funds are intended to primarily benefit low- to moderate-income households. Contact (608) 267-3682, Caryn.Stone@wi.gov

DEVELOPMENT "SPECIAL" PROJECTS PROGRAM This project development funding source has no set application due date. It emphasizes the creation of housing and/or economic opportunities that can be supported by multiple DHCD funding sources such as CDBG and HOME and may involve a variety of activities, either specific to a site or to a common goal. There is a focus on developing additional affordable housing units, jobs, or new infrastructure occurring with other community development activities. An emphasis will be placed on participation by local governments, private enterprises and other state or federal agency cooperation. Contact (608) 267-3682, Caryn.Stone@wi.gov.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

The State receives about \$13 million in HUD HOME funds per year that are used to create housing opportunities for low-income households in non entitlement areas of the state. Categories include:

HomeBuyer and Rehabilitation Program (HHR) administered by local agencies making needed housing repairs and accessibility improvements in affordable owner occupied and rental units and providing homebuyer down-payments and closing costs. The HHR program has a combined request for proposals with the state funded **Housing Cost Reduction Initiative (HCRI)** for home buying/foreclosure rescue purposes. Contact (608) 267-6904, Betty.Kalscheur@wi.gov

Rental Housing Development (RHD) includes new construction, conversion or acquisition/rehabilitation projects undertaken by eligible housing development organizations to develop affordable rental units. Applications accepted three times a year. Contact (608) 267-6912, Meryl.Lesch@wi.gov

Tenant Based Rental Assistance Program (TBRA) supports eligible homeless and special needs tenants with up to 2 yrs of rental assistance through local homeless or housing providers. Contact (608) 264-7625, Donna.Wrenn@wi.gov

Wisconsin Fresh Start Program (WFS) Grant awards to agencies establish and sustain programs based on the Operation Fresh Start service model. The program provides on-site housing construction work experience, off-site academic classes and supportive services for at-risk young people (primarily high school dropouts ages 16-24). Funding originates from federal, state and local sources. Contact (608) 267-2737, Padraic.Durkin@wi.gov

HOMELESS PROGRAMS/INITIATIVES

The Division administers several federal and state housing programs that provide funds for shelter and services for individuals and families who are homeless or have special needs.

- Over \$1.31 million in operating subsidies, through the **State Shelter Subsidy Grant**, is awarded annually to agencies providing shelter for homeless persons.
- **Interest Bearing Real Estate Trust Account (IBRETA)** funds are collected annually from Wisconsin financial institutions and distributed to homeless programs.
- A total of \$375,000 is available annually for transitional housing and homeless service program expansion through the **State Transitional Housing Program**.
- \$1.9 million annually for **Homeless Prevention Program (HPP) and Critical Assistance (CA)** funds for short term rental and foreclosure rescue assistance.
- **Homeless Prevention and Rapid Re-Housing Program (HPRP)** funds homeless services providers who will provide financial assistance and services to prevent homelessness and help those experiencing homelessness to be rapidly re-housed and stabilized.
- The HUD **Emergency Shelter Grant Program** provides over \$1.9 million annually to agencies for emergency shelter and transitional housing programs.
- \$380,000 in **Housing Opportunities for Persons with AIDS (HOPWA)** funds per year. Last year the AIDS Resource Center of Wisconsin received these HUD resources to serve persons affected by AIDS/HIV across the state except for the Milwaukee/St. Paul metro area.
- **Projects for Assistance in the Transition from Homelessness (PATH)** funds services for individuals with serious mental illness, or with co-occurring substance abuse disorders, who are homeless or at risk of becoming homeless. About \$700,000 of federal funds is available annually to provide outreach, mental health and substance abuse services, case management, access to housing, primary health care and job training.
- \$235,728 in **Shelter Plus Care (S+C)** is a program serving Rock County designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs) and their families who are living in places not intended for human habitation or in shelters.
- **SSI/SSDI Outreach, Access & Recovery (SOAR)** through PATH and Mental Health Block Grant funds, coordinates services and benefits assistance for homeless persons with mental illness.
- **Wisconsin ServicePoint (WISP)** A web-enhanced database implemented to track the scope of homelessness in Wisconsin, improve service delivery to homeless persons, and evaluate the effectiveness of service interventions. More than 750 users working at 150 partner agencies have created more than 250,000 client records. Contact (608) 267-2933, Adam.Smith@wi.gov
- Contact for grant application and contract cycles, (608) 266-8273, Patti.Glassburn@wi.gov

LEAD PAINT HAZARDCONTROL These stimulus funds support lead hazard reduction activities in target dwellings in high need areas occupied by low-moderate income families with children under 6 yrs old. Funds are distributed through a network of locally contracted CDBG and HOME agencies. Contact (608) 267-6904, Betty.Kalscheur@wi.gov

Manufactured Housing Rehabilitation and Recycling (MHRR)

MHRR funds provide critical repairs to low income owners of manufactured homes. MHRR funds also support disposal of abandoned manufactured homes in an environmentally safe manner.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP) supports the redevelopment and rehabilitation of foreclosed and abandoned residential properties to prevent further declines in neighborhoods most severely impacted by foreclosures. Contact (608) 264-7838, Kate.Blood@wi.gov

POLICY DEVELOPMENT/SERVICES

POLICY DEVELOPMENT

DHCD provides information and guidance on housing issues to the Administration and the Legislature. One responsibility is to prepare housing impact analysis on pending rules and legislation. It also analyzes housing trends and programs and proposes needed responses.

STATE CONSOLIDATED PLAN

DHCD prepares the state's Consolidated Plan for addressing housing/community development needs. The 5 year Plan provides a statistical review of housing conditions in Wisconsin and outlines strategies for providing affordable and special needs housing. An annual update is required for the balance of state to be eligible for HUD formula funding grants and used to certify the consistency of certain federally funded projects and housing authority plans. DHCD compiles an annual performance report that summarizes achievements. Contact (608) 264-6110; or email Jeanne.Storm@wi.gov

TRAINING/OUTREACH/PUBLIC AWARENESS

Providing information about housing is accomplished through a variety of web pages, fact sheet guides, information systems, training sessions and conferences. The Division also works toward improving public understanding and awareness of housing issues. Input regarding how the state can help with development of affordable housing is continuously welcomed.

WISCONSIN FRONT DOOR

WIFrontDoor is a web-based resource database that is available to anyone with access to the internet. The site includes two major components;

1. A searchable database of Wisconsin service agencies and homeless programs located at www.wifrontdoor.org.
2. A database that allows property owners and managers to advertise properties meeting affordable housing rentals for free. It also allows rental housing seekers to search for available affordable housing units. The site is located at www.wifrontdoorhousing.org.

Contact COMHCDFDHelp@wi.gov or call (608) 266-5363; Melisa.Perez@Wisconsin.gov

For further information contact:

Martin Evanson
Division of Housing and Community Development
P.O. Box 7970
Madison, WI 53707-7970
Phone: (608) 267-2713
FAX: (608) 266-5381
TTY: (608) 264-8777

