



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Community Development Authority
September 23, 2015 at 4:30 pm
The Forum
Beloit City Hall
100 State Street

1. Call to Order and Roll Call
2. Citizen Participation
3. Review and Consideration of the Minutes of the Regular Meeting held on August 26, 2015
4. Housing Authority
 - a. Presentation of March, April, May, June, July and August Activity Reports (Pollard)
 - b. Presentation of March, April, May and June Financial Reports (Pollard)
 - c. Review and Consideration of Resolution 2015-16, Approval of 2015 Second Quarter Write-offs (Pollard)
5. CDBG, HOME and NSP Programs
 - a. Review and Consideration of Resolution 2015-13, Recommending Approval of the 2016 Community Development Block Grant Budget (Downing)
 - b. Review and Consideration of Resolution 2015-14, Recommending Approval of the 2016 Annual Action Plan (Downing)
 - c. Review and Consideration of Resolution 2015-15, Recommending Approval of the 2015 HOME Investment Partnerships Program (HOME) Budget (Christensen)
6. Adjournment

*If you are unable to attend this meeting, notify the Housing Authority Office at 364-8740 **no later than 4:00 PM the day before the meeting.***

Notice Mailed: September 18, 2015

Approved: Julie Christensen, Exec. Director

** Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Minutes
Beloit Community Development Authority
100 State Street, Beloit WI 53511
August 26, 2015
4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, August 26, 2015 in the Forum of Beloit City Hall, 100 State Street.

1. **Call to Order and Roll Call:**

Meeting was called to order by Commissioner Evans at 4:35 p.m.

Present: Commissioners Baker, Casares, Ellison, Evans, Kelly and Kincaid

Absent: Commissioners

Staff Present: Julie Christensen, Cathy Pollard, Clinton Cole, and Ann Purifoy

2. **Citizen Participation:**

None

3. **Review and Consideration of the Minutes of the Regular Meeting held on July 22, 2015.**

Motion was made by Commissioner Baker and seconded by Commissioner Kelly to approve the minutes of the Regular Meeting held July 22, 2015.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of the March Activity Report**

Cathy Pollard, Beloit Housing Authority Director, gave a brief summary of the report.

We had six (6) people exit the Section 8 program in March; three (3) were over income and three (3) were violations. HUD is now sending out new notifications on community service. Section 8 FSS tenants are now required to do eight (8) hours of community service per month.

b. **Presentation of the March Financial Report**

Cathy Pollard gave a brief summary of the report.

We have positions open for a Financial Assistant and a temporary Section 8 Housing Specialist.

We recently held a Job Fair which was hugely successful and plan to hold bi-monthly Job Fairs with the Rock County Job Center. Our Phase 1 unrestricted net assets are currently at a point where we need to look at some new investments before HUD recoups these funds.

We are in the process of signing a new contract for repairs of water damage at Parker Bluff and anticipate completion by mid-September. Our tax credit investors will lose their investments on the two (2) units if these repairs continue past one (1) year; we cannot let this happen. Removal of infected Ash trees from public housing sites has taken priority over the sidewalk repair project which has been put on hold.

- c. Review and Consideration of Resolution 2015-12, Approval of Ash Tree Removal from Public Housing Properties
Clinton Cole, Programs Manager, presented the staff report and recommendation.

Commissioner Kelly moved and Commissioner Baker seconded a motion to approve Resolution 2015-12.

Motion carried unanimously.

- 5. The CDA will adjourn to a workshop to hear presentations from CDBG Applicants for the 2016 Community Development Block Grant funding.
- 6. **Adjournment:**
Motion by Commissioner Kincaid and seconded by Commissioner Baker to adjourn at 5:10 p.m. Motion carried.

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4a

TOPIC: April Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There was one vacancy in public housing units in April and no upcoming vacancies in May of 2015. Public housing accounts receivable on occupied units totaled \$4,193.83 and vacated units totaled \$28,645.88 at the end of April, 2015 which brings the totaled outstanding public housing accounts receivable to \$32,839.71. One applicant was pulled from the public housing waiting list in April; One applicant was briefed. 16 public housing inspections and 27 annual and interim re-certifications were completed in April.

Section 8:

569 vouchers were housed by April 30, 2015 with 38 voucher holders either searching for units or waiting for passed inspections. 9 portable vouchers were paid by BHA in April with 4 families waiting to Port-Out. 105 Section 8 inspections were completed in April, and the Housing Specialists completed 61 annual or interim re-certifications in April. No applicants were notified: None were briefed.

ATTACHMENTS:

April Activity Report

**Beloit Community Development Authority
Activity Report to Board for September 2015**

April (2015) Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 03/31/15	\$ 4,931.70
Outstanding Receivables – Vacated Units 03/31/15	\$ 25,327.14
Outstanding Receivables – Occupied Units 4/30/15	\$ 4,193.83
Outstanding Receivables – Vacated Units 4/30/15	\$ 28,645.88
Total March 31, 2015 Outstanding Receivables:	\$ 30,258.84
Total April 30, 2015 Outstanding Receivables:	\$ 32,839.71
Increase of:	\$ 2,580.87

Vacancies – 04/30/15

Total Public Housing Units

131 Units
99% Occupancy

1 Vacancy: 0 Elderly - 100% Occupancy
 1 Family - 100% Occupancy

Public Housing Inspections

16 Inspections completed. There were 3 annual inspections; there were 0 move-out inspections. There were 0 move-in inspections. There were 0 housekeeping inspections, 13 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	12
Interim Recerts:	15
Notice to Vacate:	0

New Tenants:	1
Transfers:	0
Lease Terminations:	0
Possible Program Violations:	0
Evictions	0

Public Housing Briefings

Number Notified:	1
Number Briefed:	1

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

April 569 under lease - 94% Occupancy
 9 Portable Vouchers –9 Not Absorbed (1/Port-In)
 38 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

105 inspections were completed in April. 54 were annual inspections. 22 were initial inspections, 18 were re-inspections, 0 project based inspections, 13 were WHEDA and there were 2 special inspections.

Section 8 Activities

New Participants:	12	
Annual Recerts:	22	
Interim Recerts:	39	
Abatements:	0	
Movers:	5	
Possible Program Violations:	6	program violations
End of Program	2	

Section 8 Briefings

Number Notified:	0
Number Briefed:	0

APPLICATIONS:

Waiting List: 141 Public Housing East
 152 Public Housing West
 88 Parker Bluff
 97 Project-Based
 487 Sec. 8

0 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed for debts owed
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4a

TOPIC: May Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There were no vacancies in public housing units in May and no upcoming vacancies in June of 2015. Public housing accounts receivable on occupied units totaled \$3,947.26 and vacated units totaled \$28,754.73 at the end of May, 2015 which brings the totaled outstanding public housing accounts receivable to \$32,701.99. Three applicants were pulled from the public housing waiting list in May; Two applicants were briefed. 16 public housing inspections and 19 annual and interim re-certifications were completed in May.

Section 8:

571 vouchers were housed by May 31, 2015 with 27 voucher holders either searching for units or waiting for passed inspections. 7 portable vouchers were paid by BHA in May with 2 families waiting to Port-Out. 72 Section 8 inspections were completed in May, and the Housing Specialists completed 110 annual or interim re-certifications in May. Two applicants were notified: Two were briefed.

ATTACHMENTS:

May Activity Report

**Beloit Community Development Authority
Activity Report to Board for September 2015**

May (2015) Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 05/31/15	\$ 3,947.26
Outstanding Receivables – Vacated Units 05/31/15	\$ 28,754.73
Outstanding Receivables – Occupied Units 4/30/15	\$ 4,193.83
Outstanding Receivables – Vacated Units 4/30/15	\$ 28,654.88
Total May 31, 2015 Outstanding Receivables:	\$ 32,701.99
Total April 30, 2015 Outstanding Receivables:	\$ 32,839.71
Decrease of:	\$ 137.72

Vacancies – 05/31/15

<u>Total Public Housing Units</u>	131 Units 100% Occupancy
0 Vacancy:	0 Elderly - 100% Occupancy
	0 Family - 100% Occupancy

Public Housing Inspections

16 Inspections completed. There were 15 annual inspections; there were 0 move-out inspections. There were 1 move-in inspections. There were 0 housekeeping inspections, 0 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	6
Interim Recerts:	13
Notice to Vacate:	0

New Tenants:	1
Transfers:	0
Lease Terminations:	0
Possible Program Violations:	3
Evictions	0

Public Housing Briefings

Number Notified:	1
Number Briefed:	1

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

May

571 under lease - 95% Occupancy
 7 Portable Vouchers –7 Not Absorbed (1/Port-In)
 27 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

72 inspections were completed in May. 33 were annual inspections. 15 were initial inspections, 15 were re-inspections, 0 project based inspections, 8 were WHEDA and there was 1 special inspection.

Section 8 Activities

New Participants:	9	
Annual Recerts:	65	
Interim Recerts:	45	
Abatements:	1	
Movers:	6	
Possible Program Violations:	7	program violations
End of Program	0	

Section 8 Briefings

Number Notified:	2
Number Briefed:	2

APPLICATIONS:

Waiting List: 148 Public Housing East
 154 Public Housing West
 90 Parker Bluff
 103 Project-Based
 512 Sec. 8

0 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed for debts owed
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4a

TOPIC: June Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There were no vacancies in public housing units in June and no upcoming vacancies in July of 2015. Public housing accounts receivable on occupied units totaled \$3,195.78 and vacated units totaled \$3,047.35 at the end of June, 2015 which brings the totaled outstanding public housing accounts receivable to \$6,243.13. No applicants were pulled from the public housing waiting list in June; No applicants were briefed. 39 public housing inspections and 38 annual and interim re-certifications were completed in June.

Section 8:

573 vouchers were housed by June 30, 2015 with 21 voucher holders either searching for units or waiting for passed inspections. 9 portable vouchers were paid by BHA in June with 3 families waiting to Port-Out. 58 Section 8 inspections were completed in June, and the Housing Specialists completed 70 annual or interim re-certifications in June. No applicants were notified: No were briefed.

ATTACHMENTS:

June Activity Report

**Beloit Community Development Authority
Activity Report to Board for September 2015**

June (2015) Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 05/31/15	\$ 3,947.26
Outstanding Receivables – Vacated Units 05/31/15	\$ 28,754.73
Outstanding Receivables – Occupied Units 6/30/15	\$ 3,195.78
Outstanding Receivables – Vacated Units 6/30/15	\$ 3,047.35
Total May 31, 2015 Outstanding Receivables:	\$ 32,701.99
Total June 30, 2015 Outstanding Receivables:	\$ 6,243.13
Decrease of:	\$ 26,458.86

Vacancies – 06/30/15

<u>Total Public Housing Units</u>	131 Units 100% Occupancy
0 Vacancy:	0 Elderly - 100% Occupancy
	0 Family - 100% Occupancy

Public Housing Inspections

39 Inspections completed. There were 24 annual inspections; there were 0 move-out inspections. There were 3 move-in inspections. There were 12 housekeeping inspections, 0 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	19
Interim Recerts:	19
Notice to Vacate:	0

New Tenants:	2
Transfers:	1
Lease Terminations:	0
Possible Program Violations:	3
Evictions	0

Public Housing Briefings

Number Notified:	0
Number Briefed:	0

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

June

573 under lease - 95% Occupancy
 9 Portable Vouchers –9 Not Absorbed (1/Port-In)
 21 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

58 inspections were completed in June. 21 were annual inspections. 8 were initial inspections, 17 were re-inspections, 0 project based inspections, 8 were WHEDA and there were 4 special inspections.

Section 8 Activities

New Participants:	4	
Annual Recerts:	20	
Interim Recerts:	50	
Abatements:	0	
Movers:	3	
Possible Program Violations:	4	program violations
End of Program	0	

Section 8 Briefings

Number Notified:	0
Number Briefed:	0

APPLICATIONS:

Waiting List: 148 Public Housing East
 154 Public Housing West
 90 Parker Bluff
 103 Project-Based
 512 Sec. 8

1 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed for debts owed
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4a

TOPIC: July Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There were no vacancies in public housing units in July and no upcoming vacancies in August of 2015. Public housing accounts receivable on occupied units totaled \$4,856.94 and vacated units totaled \$4,270.13 at the end of July, 2015 which brings the totaled outstanding public housing accounts receivable to \$9,064.07. Two applicants were pulled from the public housing waiting list in July; Two applicants were briefed. 6 public housing inspections and 35 annual and interim re-certifications were completed in July.

Section 8:

571 vouchers were housed by July 31, 2015 with 28 voucher holders either searching for units or waiting for passed inspections. 8 portable vouchers were paid by BHA in July with 3 families waiting to Port-Out. 68 Section 8 inspections were completed in July, and the Housing Specialists completed 69 annual or interim re-certifications in July. 19 applicants were notified: 12 were briefed.

ATTACHMENTS:

July Activity Report

**Beloit Community Development Authority
Activity Report to Board for September 2015**

July (2015) Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 07/31/15	\$ 4,856.94
Outstanding Receivables – Vacated Units 07/31/15	\$ 4,270.13
Outstanding Receivables – Occupied Units 6/30/15	\$ 3,195.78
Outstanding Receivables – Vacated Units 6/30/15	\$ 3,047.35
Total July 31, 2015 Outstanding Receivables:	\$ 9,064.07
Total June 30, 2015 Outstanding Receivables:	\$ 6,243.13
Increase of:	\$ 2,820.94

Vacancies – 07/31/15

<u>Total Public Housing Units</u>	131 Units
	100% Occupancy
0 Vacancy:	0 Elderly - 100% Occupancy
	0 Family - 100% Occupancy

Public Housing Inspections

6 Inspections completed. There were 3 annual inspections; there were 0 move-out inspections. There were 3 move-in inspections. There were 0 housekeeping inspections, 0 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	19
Interim Recerts:	16
Notice to Vacate:	0

New Tenants:	2
Transfers:	1
Lease Terminations:	0
Possible Program Violations:	7
Evictions	0

Public Housing Briefings

Number Notified:	0
Number Briefed:	0

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

July

571 under lease - 95% Occupancy
 8 Portable Vouchers –8 Not Absorbed (1/Port-In)
 28 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

68 inspections were completed in July. 39 were annual inspections. 13 were initial inspections, 14 were re-inspections, 0 project based inspections, 6 were WHEDA and there were 2 special inspections.

Section 8 Activities

New Participants:	3	
Annual Recerts:	30	
Interim Recerts:	39	
Abatements:	0	
Movers:	3	
Possible Program Violations:	10	program violations
End of Program	0	

Section 8 Briefings

Number Notified:	19
Number Briefed:	12

APPLICATIONS:

Waiting List: 163 Public Housing East
 165 Public Housing West
 108 Parker Bluff
 109 Project-Based
 551 Sec. 8

0 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed for debts owed
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4a

TOPIC: August Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There were no vacancies in public housing units in August and no upcoming vacancies in September of 2015. Public housing accounts receivable on occupied units totaled \$5,415.10 and vacated units totaled \$5,168.01 at the end of August, 2015 which brings the totaled outstanding public housing accounts receivable to \$10,583.11. One applicant was pulled from the public housing waiting list in August; One applicant was briefed. 5 public housing inspections and 20 annual and interim re-certifications were completed in August.

Section 8:

568 vouchers were housed by August 31, 2015 with 26 voucher holders either searching for units or waiting for passed inspections. 7 portable vouchers were paid by BHA in August with 2 families waiting to Port-Out. 50 Section 8 inspections were completed in August, and the Housing Specialists completed 108 annual or interim re-certifications in August. No applicants were notified: None were briefed.

ATTACHMENTS:

August Activity Report

**Beloit Community Development Authority
Activity Report to Board for September 2015**

August (2015) Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 07/31/15	\$ 4,856.94
Outstanding Receivables – Vacated Units 07/31/15	\$ 4,270.13
Outstanding Receivables – Occupied Units 8/31/15	\$ 5,410.10
Outstanding Receivables – Vacated Units 8/31/15	\$ 5,168.01
Total July 31, 2015 Outstanding Receivables:	\$ 9,064.07
Total August 31, 2015 Outstanding Receivables:	\$ 10,583.11
Increase of:	\$ 1,519.04

Vacancies – 08/31/15

<u>Total Public Housing Units</u>	131 Units
	100% Occupancy
0 Vacancy:	0 Elderly - 100% Occupancy
	0 Family - 100% Occupancy

Public Housing Inspections

5 Inspections completed. There were 4 annual inspections; there were 0 move-out inspections. There was 1 move-in inspection. There were 0 housekeeping inspections, 0 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	5
Interim Recerts:	15
Notice to Vacate:	0

New Tenants:	4
Transfers:	0
Lease Terminations:	0
Possible Program Violations:	3
Evictions	0

Public Housing Briefings

Number Notified:	1
Number Briefed:	1

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

August

568 under lease - 94% Occupancy
 7 Portable Vouchers –7 Not Absorbed (1/Port-In)
 26 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

50 inspections were completed in August. 33 were annual inspections. 6 were initial inspections, 4 were re-inspections, 0 project based inspections, 6 were WHEDA and there was 1 special inspection.

Section 8 Activities

New Participants:	3	
Annual Recerts:	55	
Interim Recerts:	53	
Abatements:	0	
Movers:	5	
Possible Program Violations:	7	program violations
End of Program	0	

Section 8 Briefings

Number Notified:	0
Number Briefed:	0

APPLICATIONS:

Waiting List: 177 Public Housing East
 180 Public Housing West
 125 Parker Bluff
 119 Project-Based
 575 Sec. 8

0 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed for debts owed
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4c.

TOPIC: Resolution No. 2015-16: Authorization to Write-Off Beloit Housing Authority Public Housing Tenants Accounts Receivable Second Quarter 2015 Debts

REQUESTED ACTION: Approval of Resolution No. 2015-16

PRESENTER: Clinton Cole

STAFF REPORT:

HUD has recommended that the Beloit Housing Authority write off Public Housing tenant accounts receivable (TAR) quarterly so that the agency does not carry a large TAR at the end of the year and damage the agency's overall HUD management rating.

Three (3) Public Housing tenants vacated leaving balances due which staff has not been able to collect. Total owed for the second quarter 2015 is \$2,104.18. This amount will be removed from the BHA's books, and reported to Happy Software and the Tax Refund Intercept Program for collection.

STAFF RECOMENDATION:

Staff recommends approval of Resolution No. 2015-16

ATTACHMENTS:

Resolution No. 2015-16 and listing of debtors

RESOLUTION NO. 2015-16

BELOIT HOUSING AUTHORITY

**AUTHORIZATION TO WRITE-OFF BELOIT HOUSING AUTHORITY PUBLIC
HOUSING TENANTS ACCOUNTS RECEIVABLE SECOND QUARTER 2015
DEBTS**

WHEREAS, three tenants have vacated their Public Housing units leaving a balance due for rent, late fees, sewer, water, maintenance charges, move-out charges, and/or damages;

WHEREAS, efforts to collect the amount due have not been successful;

THEREFORE BE IT RESOLVED that \$2,104.18 be written off the Beloit Housing Authority records and reported to Happy Software and the Tax Refund Intercept Program for collection action.

Adopted this 23rd day of September, 2015

Loretta Evans, Chairperson
Beloit Community Development Authority

ATTEST:

Julie Christensen, Executive Director
Beloit Community Development Authority

Public Housing Write Offs for 2015 (2nd Qtr)

BHA

Name	M/O Date	Total	Rent	Repmt , Utility	Maint	Late Fees	Legal Fees	
Hobon, Christopher		1407.15			1407.15			
		0						
	Subtotal	1407.15	0.00	0	0	1407.15	\$0.00	0

LLC Phase 1

Name	M/O Date	Total	Rent	Repmt , Utility	Maint	Late Fees	Legal Fees	
Stalter, David	4/28/2015	74.01			74.01			
	Subtotal	74.01	0.00	0	0	74.01	\$0.00	0

LLC Phase 2

Name	M/O Date	Total	Rent	Repmt , Utility	Maint	Late Fees	Legal Fees	
Rice, Johnnie	6/8/2015	623.02			623.02			
	Subtotal	623.02	0.00	0	0	623.02	\$0.00	0

Total for 1st Quarter '15		2104.18	0.00	0	0	2104.18	\$0.00	0
----------------------------------	--	----------------	-------------	----------	----------	----------------	---------------	----------



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5a

TOPIC: Resolution 2015-13

ACTION: Consideration of Resolution 2014-22 Recommending Approval of the 2016 Community Development Block Grant budget

PRESENTER: Teri Downing

STAFF REPORT:

Attached is a resolution recommending approval of the 2016 CDBG budget and the spreadsheet listing the agencies requesting funding. The Department of Housing and Urban Development has not yet provided an estimate for CDBG funding this year. Therefore, we are estimating an award of \$550,000, which is similar to last year's award.

The attached spreadsheet has a column for a staff recommendation and CDA recommendation. The CDA recommendation will be listed when it is presented to the City Council during their October 19th meeting and public hearing.

Public Services: Cap = \$114,161

The spreadsheet lists the maximum funding level allowed for public services at \$114,161 which is 15% of the 2015 grant plus 2014 program income. We are recommending funding public service activities at the maximum level allowed.

Planning and Administration: Cap = \$152,142

Also reflected on this spreadsheet is the maximum amount you may award for planning and administration, which we are recommending funding at \$130,000.

Balance for Other Programming = \$305,839

Staff is recommending funding the remaining \$305,839 in grant funds towards Code Enforcement and Housing Rehabilitation as listed on the spreadsheet.

Program Income:

Also, included on the spreadsheet is the projected 2016 Program Income, which revolves back into the program that created the income. You have the option however, to allocate those funds to other eligible activities.

Please note that the following three activities have a relationship to the City of Beloit's proposed Operating Budget or Capital Improvement Budget, so funding these programs below the requested amount would have an impact on the City's Proposed Budgets.

- The Code Enforcement/Inspection program provides funding for all or a portion of salaries and benefits for the Director of Community and Housing Services, one secretary and two or more inspectors' salary and benefits.
- The Housing Rehabilitation Revolving Loan Program includes funding for two positions which are required to operate the program.
- The Planning and Administration budget includes funding for several people required to operate the CDBG program.

Once the CDA has made its recommendation, the budget will be incorporated into the City's draft Annual Action Plan, which is required in order to receive CDBG funds. A 30-day public review period is also required, which will begin October 1st.

- **October 1 – October 31: Public Review Period:** A notice announcing the 30-day public review period will be published in the Beloit Daily News, posted on the front page of the City's website, and mailed to agencies and individuals on the CDBG mailing list. During the 30-day public review period the Annual Action Plan and 2016 budget will be available to the public at the Beloit Public Library, 3rd floor of City Hall, and on the City's website. Public comments submitted during this time period are incorporated into the Plan.
- **October 19: Public Hearing at City Council:** The City Council will hold a public hearing on the Annual Action Plan and 2016 CDBG budget. Public comments are incorporated into the Plan from this hearing as well.
- **November 2: City Council Approval:** Once the required 30-day public review period is completed, the City Council will act on the plan.
- **November 15: Annual Action Plan submitted to HUD:** The Annual Action Plan and CDBG Budget are reviewed by HUD staff for approval.

A summary of the 2016 applications that were submitted and the monitoring results for the 2016 CDBG Program Year will be provided at the CDA Meeting.

STAFF RECOMMENDATION:

Staff recommends that the Resolution 2015-13 be approved.

ATTACHMENTS:

Resolution 2015-13, 2016 CDBG Budget, Application Summaries, and Monitoring Summaries

**RESOLUTION 2015-13
RECOMMENDING APPROVAL
OF THE 2016 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) BUDGET**

WHEREAS, the City of Beloit expects to receive \$550,000 in 2016 Community Development Block Grant (CDBG) funds, and

WHEREAS, all recommended projects are consistent with the 2015 - 2019 Consolidated Plan and 2016 Annual Action Plan, and

WHEREAS, all recommended projects are eligible CDBG activities.

NOW THEREFORE BE IT RESOLVED, that the Community Development Authority recommends the 2016 CDBG budget as identified on the attached budget spreadsheet, contingent and upon receipt of the HUD CDBG Grant award.

Adopted this 23rd day of September, 2015.

Loretta Evans, Chairperson
Beloit Community Development Authority

ATTEST:

Julie Christensen, Executive Director
Beloit Community Development Authority

ATTACHMENT A

2016 Community Development Block Grant Budget Spreadsheet

		2015 CDBG Award	2016 CDBG Request	2016 Staff Recommend ation	2016 CDA Recommend ation	2016 Council Approval
Public Service: 15% cap =		\$114,506				
1	Beloit Meals On Wheels - Home Delivered Meals Assistance	\$ -	\$ 15,000	\$ -		
2	Community Action - Fatherhood Initiative and Skills Enhancement	\$ 15,946	\$ 60,000	\$ 22,638		
3	Family Services - Beloit Domestic Violence Center: Emergency Housing	\$ 7,973	\$ 8,000	\$ 8,000		
4	Family Services - Home Companion Registry for Senior Personal Care	\$ 8,416	\$ 16,140	\$ 15,000		
5	Hands of Faith - Emergency Shelter for Homeless Families	\$ 6,976	\$ 9,500	\$ 9,500		
6	HealthNet: Primary Care - Medical, Dental, Vision Clinic	\$ 7,973	\$ 15,000	\$ 15,000		
7	Latino Service Providers Coalition - Hispanic Community Inclusion	\$ -	\$ 9,675	\$ 9,000		
8	Merrill Community Center - Youth and Senior Programs	\$ 15,946	\$ 30,000	\$ 15,000		
9	NHS - Homeownership: The Solution to Eliminating Blight in the City of Beloit	\$ 15,946	\$ -	\$ -		
10	Project 16:49 - Robin House Transitional Living Program	\$ -	\$ 20,000	\$ -		
11	Salvation Army: Supportive Services	\$ 4,983	\$ -	\$ -		
12	Salvation Army: Systems Navigator	\$ 7,973	\$ -	\$ -		
13	Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy	\$ 15,946	\$ 30,000	\$ 15,000		
14	Voluntary Action Center - Beloit Senior Chore Service	\$ 4,983	\$ 5,368	\$ 5,368		
Total Public Services		\$ 113,061	\$ 213,315	\$ 114,506	\$ -	\$ -
Surplus/Deficit		\$ -	\$ (98,809)	\$ 0	\$ -	\$ -
Planning and Program Administration: 20% cap =		\$152,582				
15	Fair Housing Activities	\$ 10,000	\$ -	\$ -		
16	Program Administration (No Application Needed)	\$ 135,000	\$ 130,000	\$ 130,000		
Total Planning and Program Administration		\$ 145,000	\$ 130,000	\$ 130,000	\$ -	\$ -
Code Enforcement						
17	Community Development Dept. - Code Enforcement / Inspection Program	\$ 50,000	\$ 127,000	\$ 127,000		
Total Code Enforcement		\$ 50,000	\$ 127,000	\$ 127,000	\$ -	\$ -
Housing Rehabilitation						
18	Community Development Dept. - Housing Rehabilitation Revolving Loan Program	\$ 169,377	\$ 250,000	\$ 178,494		
Total Housing Rehabilitation		\$ 169,377	\$ 250,000	\$ 178,494	\$ -	\$ -
Economic Development						
19	Downtown Beloit Association: Storefront Improvements	\$ 30,000	\$ -	\$ -		
20	Downtown Beloit Association: Upper Story Development	\$ 50,000	\$ -	\$ -		
Total Economic Development		\$ 80,000	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL		\$ 557,438	\$ 720,315	\$ 550,000	\$ -	\$ -
CDBG Funds Available		\$ 557,438	\$ 550,000	\$ 550,000	\$ 550,000	\$ 555,000
Surplus/Deficit		\$ -	\$ (170,315)	\$ -	\$ 550,000	\$ 555,000
Estimated Program Income		2015 Projected Program Income	2016 Projected Program Income	2016 Staff Recommend ation	2016 CDA Recommend ation	2016 Council Approval
21	Economic Development Revolving Loan Fund	\$ 22,400	\$ 22,400	\$ 22,400		
22	Code Enforcement	\$ 82,109	\$ 82,109	\$ 82,109		
23	Housing Rehabilitation Revolving Loan Fund	\$ 104,365	\$ 104,000	\$ 104,000		
24	Neighborhood Housing Services	\$ 4,500	\$ 4,400	\$ 4,400		
Total Estimated Program Income		\$ 213,374	\$ 212,909	\$ 212,909	\$ -	
Total CDBG Budget		\$ 770,812	\$ 762,909	\$ 762,909	\$ 550,000	



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5b

TOPIC: 2016 Annual Action Plan

ACTION: Consideration of Resolution 2015-14 Recommending Approval of the 2016 Annual Action Plan

PRESENTER: Teri Downing

STAFF REPORT:

Attached is a resolution recommending approval of the 2016 Annual Action Plan. The Department of Housing and Urban Development (HUD) requires each entitlement community receiving an annual allocation of CDBG funds to submit an Annual Action Plan each year. It is a template created by HUD and includes specific objectives for housing, homelessness, public housing and community development. It also includes information on the CDBG process, affordable housing, and special needs populations.

A 30-day review period is required for the Annual Action Plan, which will begin October 1st. The City Council will hold a public hearing on the Annual Action Plan and CDBG budget on October 19, 2015. A notice announcing the 30-day public review period will be published in the Beloit Daily News, posted on the front page of the City's website, mailed to agencies and individuals on the CDBG mailing list. During the 30-day public review period the Annual Action Plan and 2016 budget will be available to the public at the Beloit Public Library, 3rd floor of City Hall, and on the City's website. Once the required 30-day public review period is completed, the City Council will act on the plan and it will be submitted to HUD for their review and approval.

Attached is the proposed Annual Action Plan.

STAFF RECOMMENDATION:

Staff recommends that the Resolution 2015-14 be approved.

ATTACHMENTS:

Annual Action Plan and Resolution 2015-14

**RESOLUTION 2015-14
RECOMMENDING APPROVAL OF THE
2016 ANNUAL ACTION PLAN**

WHEREAS, the Department of Housing and Urban Development (HUD) requires all local units of government that receive Community Development Block Grant (CDBG) funds to submit an annual plan for each year that they receive CDBG funding, and

WHEREAS, the plan provides guidance in how CDBG funds will be allocated over the next year and how the City of Beloit intends to address its housing, public housing, homeless and community development needs, and

WHEREAS, all CDBG-funded projects must be consistent with the Annual Action Plan and its overall goals and strategies.

NOW THEREFORE BE IT RESOLVED, that the Community Development Authority recommends approval of the 2016 Annual Action Plan, contingent upon the HUD award of CDBG funds to the City of Beloit.

Adopted this 23rd day of September, 2015.

Loretta Evans, Chairperson
Beloit Community Development Authority

ATTEST:

Julie Christensen, Executive Director
Beloit Community Development Authority



2016 Annual Action Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GRANTEE: City of Beloit
CON PLAN PERIOD: 2015 to 2019
ANNUAL PLAN YEAR: 2

Executive Summary

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

1. Introduction

The mission of the City of Beloit's CDBG Program is to assist those at risk of becoming homeless, create new jobs, retain existing jobs, assist low to moderate income people, assist special needs populations, such as public housing residents, elderly, homeless, and victims of domestic violence, increase property values, and improve the quality of the housing stock. Activities and programs will also serve to decrease the proportion of rental units and the unemployment rate and help stabilize neighborhoods by keeping people in their homes or helping people secure homes.

2. Summarize the objectives and outcomes identified in the Plan

Specific Housing Objectives

- Develop a variety of housing alternatives in order to satisfy a wider range of housing needs by using existing programs and resources to improve Beloit's older housing stock, support program that enable homeowners to retain their homes, support the conversion of rental to owner-occupied housing in neighborhoods with unusually high percentages of rental properties, and promote homeownership.

Public Housing Strategies

- The Beloit Housing Authority (BHA) will work with Neighborhood Housing Services (NHS) to provide homeownership opportunities for its resident.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income, and moderate-

income households to opportunities to increase their job training skills, people skills, and self-sufficiency.

- The BHA will encourage extremely low-income, low-income, and moderate-income families to utilize the least restrictive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership, and Family Self-Sufficiency.

Specific Homeless Strategies

The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.

Economic Development Objectives

- The City will continue to market the Economic Development Revolving Loan Fund to eligible businesses each year and use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community.

Community Objectives

- The City will continue its Housing Rehabilitation Loan Program to improve the City's low to moderate-income neighborhoods.
- The City will continue to acquire, rehabilitate, and sell foreclosed homes to low-moderate income families through its Neighborhood Stabilization Program (NSP).

Anti-Poverty Strategy

- The City will support programs that provide assistance to persons to increase their job skills and marketability.
- The City will support non-profit organizations that provide assistance and advocacy to low to moderate-income residents by providing CDBG funds throughout the planning period.

Non-Homeless Special Needs Strategies and Objectives

- The City will support programs such as Home Companion Registry to enable elderly and disabled residents to remain healthy and in their homes.
- The City will support public service programs that provide case management, client advocacy, and flexibility in order to tailor assistance to unique needs.

3. Evaluation of past performance

The City has successfully funded and partnered with local non-profit organizations to address the most pressing needs in neighborhoods, housing assistance programs, property acquisition programs, code enforcement and public infrastructure improvements.

The City of Beloit provided CDBG funding to homeless programs and services that meet critical needs throughout the previous Consolidated Planning period and served on the Homeless Intervention Task Force Displacement Action Response Team.

The City of Beloit provided housing rehabilitation loans to low to moderate income homeowners and landlords renting to low- moderate income tenants and supported Neighborhood Housing Services' Foreclosure Prevention Program, which helps people stay in their homes. The City of Beloit also supported the Senior Chore Service program and the Home Companion Registry which helps the elderly and disabled live independently in their homes.

The City continued to operate the Economic Development Revolving Loan Fund which provides loans to for-profit commercial, industrial or service sector businesses that will locate or expand in the City of Beloit by creating or retaining jobs. The Beloit Housing Authority has partnered with NHS over the past several years to provide training and education opportunities for its Family Self-Sufficiency and Homeownership Voucher program participants. The BHA also contracted with Voluntary Action Center to provide volunteer opportunities for its public housing residents.

The City continued its City-wide systematic code enforcement program wherein inspectors perform exterior inspections City-wide and interior inspections of all rental properties on a rotating three-year cycle. The areas that most needed assistance (our deteriorated and deteriorating areas) were the low- and moderate-income areas as defined by HUD. Those areas had the highest proportion of code violations, the greatest number of investor-owned properties, the greatest percentage of houses older than 50 years old, the lowest property values, and the oldest infrastructure. The City also continued to operate the rental permit program which generates approximately \$75,000 in CDBG program income annually.

The City of Beloit has always used CDBG funds to meet the City's most pressing needs. In addition to funding its code enforcement program and housing rehab program, the City has funded the Merrill Community Center, Paint program, Domestic Violence Shelter, The Key (transitional housing program for domestic violence victims), Senior Chore Service, Home Companion Registry and others which provide housing services and options to people within our central city neighborhoods. Although many of these programs are available city-wide, the majority of participants are located in our central city neighborhoods.

The City continued to purchase properties from Rock County that were foreclosed for non-payment of taxes. Blighted properties are demolished, and the remaining vacant lots are offered to adjoining

property owners for a minimal amount. Houses in better condition are rehabbed using a combination of City and grant dollars and sold to owner-occupants. This program is primarily paid for with City CIP dollars.

The City has a program of evaluating streets to determine which streets should be reconstructed or resurfaced each year. Other public improvements are made annually to upgrade the water system, parks, and other public facilities. The City invests approximately \$1.0 million in public improvements in our low-income areas each year. This investment is made out of the City's CIP budget.

4. Summary of Citizen Participation Process and consultation process

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public meetings were held to gauge the views of citizens. Public hearings were held to gauge the views of citizens.

The Community Development Authority established local goals at the June 24, 2015 meeting. This meeting notice was open to the public and notice was provided to the media and posted on the City's website on June 19.

The City held a public hearing on July 6, 2015 to give citizens an opportunity to identify issues which needed to be identified in the Annual Plan. A notice was published in the Beloit Daily News on July 3 and the Stateline News on July 5 notifying the public of that a public hearing would take place on July 6, 2015. Additionally, the City put the notice on the City's website on July 2, and the City Manager discussed the public hearing in his weekly e-newsletter to the citizens. The notice was also mailed to the CDBG mailing list, which includes the non-profit organizations and other interested agencies which provide services to low income people in Beloit.

The CDBG budget process began when notices were published on July 10 on the City's website, on July 11 in the Beloit Daily News, and July 12 in The Stateline News announcing that applications were available. A notice was also emailed and mailed to the CDBG mailing list on July 10, 2015 notifying agencies and interested parties that applications were available. Anyone needing assistance with filling out an application, determining the eligibility of a project or other CDBG assistance was helped.

The CDA reviewed the Annual Plan and budget on September 23, 2015 and recommended approval of both the plan and the budget. This meeting was provided to the media and posted on the City's website on September 18. A notice was published in the Beloit Daily News on September 26, 2015 and in the Stateline News on September 27, 2015 notifying the public of the 30-day public review period which began on October 1, 2015 and ended on October 31, 2015. This notice also notified the public that the plan and budget were available on the City's website, at City Hall and at the

Beloit Public Library. It also informed the public that a public hearing would be held on October 19 and that final City Council action would take place on November 2, 2015. This notice was also mailed to the CDBG mailing list.

On October 19, a public hearing was held to give citizens an opportunity to comment on the proposed Annual Plan and proposed 2016 CDBG budget. On November 2, the Annual Plan, and 2016 CDBG budget were reviewed and approved at a City Council meeting.

5. Summary of public comments

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs during the 2015-2019 Consolidated Planning process. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders.

Public meetings and hearings were held during the Annual Plan process to gauge the views of citizens.

Insert any comments received

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

All public comments were accepted and reviewed for inclusion into the Annual Plan.

7. Summary

The City of Beloit's 2015-2019 Consolidated Plan was developed in order to address needs in the community. We believe that the objectives above will allow us to assist those at risk of becoming homeless, create new jobs, retain existing jobs, assist low to moderate income people, assist special needs populations, such as public housing residents, elderly, homeless, and victims of domestic violence, increase property values, and improve the quality of the housing stock. Activities and programs will also serve to decrease the proportion of rental units and the unemployment rate and help stabilize neighborhoods by keeping people in their homes or helping people secure homes.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BELOIT	City of Beloit, Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Beloit’s Department of Community and Housing Services is the lead agency for the CDBG program. During the preparation of the plan, the City of Beloit asked for input from governmental agencies, as well as public and private agencies providing health and social services in the community.

The City of Beloit will continue to form new partnerships with local agencies and non-profit organizations. The City’s Continuum of Care System is coordinated by the Homeless Intervention Task Force (HITF) which provides a comprehensive response to the needs of homeless individuals and families.

Consolidated Plan Public Contact Information: Teri Downing, 100 State Street, Beloit, WI 53511 (608)364-6705

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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(I))

The City of Beloit’s consultation was achieved through a variety of methods, including three public meetings with attendees from various local service agencies, several public hearings, and comments from stakeholders and citizens alike.

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.

The City of Beloit works together with the Homeless Intervention Task Force (HITF) of Rock and Walworth County. The HITF evolved from several city and county groups that had been meeting on the issue of homelessness in the area. Members include representatives from public, non-profit, and for-profit agencies. Agencies that participate in HITF include:

Community Agencies

- Caritas
- City of Janesville- Neighborhood Services
- Community Action, Inc.
- ECHO
- Edgerton Community Outreach
- GIFTS
- House of Mercy
- The Lazarus Foundation
- Legal Action of Wisconsin
- Project 16:49
- Red Road House
- Rock County Human Services
- Rock Valley Community Programs
- The Salvation Army- Janesville
- United Way Blackhawk Region
- United Way 2-1-1
- YWCA of Rock County

Beloit Agencies

- Beloit Housing Authority (BHA)
- Family Services
- Hands of Faith
- The Salvation Army- Beloit

The HITF meets monthly to discuss strategies for addressing shelter and housing needs for homeless and low income persons. The HITF originally met to discuss the implications of the North Rock County Homelessness Survey that was completed in 1993. It was responsible for the subsequent Homelessness surveys completed in 1996 and 1999. It serves as the Continuum of Care for addressing homelessness and works to meet and identify needs.

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 City of Beloit does not receive ESG funds. However, there are agencies in the City of Beloit that do receive these funds and are part of the Continuum of Care. The Salvation Army receives ESG funds that are used to help low income families pay past due rent or security deposits. Community Action and Family Services also receive ESG funds to assist in supportive services and emergency needs of participants. Hands of Faith also receives ESG funds to assist with emergency housing for homeless individuals and families.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Aging & Disability Resource Center of Rock County
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings
2	Agency/Group/Organization	SALVATION ARMY
	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings.
3	Agency/Group/Organization	Grinnell Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings.
4	Agency/Group/Organization	Community Action of Rock & Walworth Counties
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended all 3 steering committee meetings.
5	Agency/Group/Organization	NEIGHBORHOOD HOUSING SERVICES OF BELOIT
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.

6	Agency/Group/Organization	Edgerton Community Outreach
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
7	Agency/Group/Organization	Hands of Faith
	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.

8	Agency/Group/Organization	FAMILY SERVICES OF S. WISCONSIN AND N. ILLINOIS
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
9	Agency/Group/Organization	House of Mercy
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.

10	Agency/Group/Organization	Beloit Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings. A meeting was also conducted with the Director for input into Public Housing specifically.
11	Agency/Group/Organization	STATELINE UNITED WAY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
12	Agency/Group/Organization	MERRILL COMMUNITY CENTER
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.

13	Agency/Group/Organization	Stateline Literacy Council
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
14	Agency/Group/Organization	Downtown Beloit Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
15	Agency/Group/Organization	CARITAS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
16	Agency/Group/Organization	NAACP
	Agency/Group/Organization Type	Services-Children Civic Leaders

	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
17	Agency/Group/Organization	Voluntary Action Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings.
18	Agency/Group/Organization	The AIDS Network
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A City employee contacted a spokesperson via phone to discuss persons with HIV/AIDS in the community.
19	Agency/Group/Organization	Housing Assistance Loan Program- Community and Housing Services
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A City employee verbally contacted a spokesperson, set up a meetings, and discussed the topic of lead-based paint hazards.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The only agency that the City was unable to consult with was the local AIDS Network. The City contacted the AIDS Network via email, phone, and mail but was unable to talk to anyone. The City sent an invitation to the AIDS Network to sit on the Consolidated Plan Steering Committee, but we received no response. In addition, all mailed public notices regarding the Annual Plan and Strategic Plan were mailed to the AIDS Network, but no representative from the agency attended any of the Steering Committee Meetings.

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		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Beloit has a good working relationship with all local agencies and governmental units. Community development personnel regularly attend local and state meetings held by various agencies to keep lines of communication open. Various agencies are contracted to provide CDBG funded public services. The community development department works very closely with these organizations.

AP-12 Participation – 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

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public hearings were held to gauge the views of citizens. The City held several public meetings and hearings both early and later in the process to give citizens an opportunity to identify needs to be addressed in the Consolidated Plan.

Early in the process, a Consolidated Plan Steering Committee was established including City staff and representatives of CDBG-funded and non-CDBG funded programs. This Committee met three times over a 6 week period to review the Plan in progress and discuss community needs. The representatives included a broad range of programs including, minority, homeless, redevelopment, elderly, youth, AODA, and Latino outreach programs. The public was welcome to attend these meetings. The meetings were publically noticed on the City's main webpage and the City's CDBG webpage on April 12, 2014.

The City also held two public hearings, later in the process, to discuss the Consolidated Plan. A public notice was published on July 5, 2014 notifying the public that a public hearing would take place on July 7, 2014 during the regularly scheduled City Council meeting. Another public notice was published on July 28, 2014, notifying the public that a public hearing would take place on July 20, 2014 at the regularly scheduled Community Development Authority (CDA) meeting. All public notices were published in the Beloit Daily News, the City's website, and the City Manager discussed the public hearings in his weekly e-newsletter to the citizens. The public notice was also mailed to the CDBG mailing list, which includes the non-profit organizations which provide services to low-moderate income people in Beloit and other interested parties and agencies. These meetings gave citizens an opportunity to identify needs to be addressed in the Consolidated Plan and Annual Action Plan. A draft of the plan was also made available for review at City Hall, the Public Library, and the City's website. All public meetings and hearings were held in buildings that are handicapped accessible. The City has bi-lingual staff in the Community Development Department who can provide assistance to Spanish-speaking residents who are interested in the plan documents.

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 Meeting	Non-targeted/broad community Service Agencies	13 attendees	Priorities were established for housing and homeless needs: rental assistance, staffing needs (case management), and activities that serve the whole neighborhood were identified. See meeting summary for details.	All Comments were accepted.	

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 Service Agencies and Advocates - Non-Homeless Special Needs	8 attendees	Priorities were established for non-homeless special needs: transportation, systems navigation, care of seniors, programs tailored to unique needs, and water/sewer bill assistance were identified. See meeting summary for details.	All Comments were accepted.	
3	Public Meeting	Non-targeted/broad community Service Agencies and Advocates - Community and Economic Development	11 attendees	Priorities were established for community development needs: youth center activities; transit services, job skills, and education/training were identified. See meeting summary for details.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Two members of the public spoke at the July 7, 2014 Public Hearing held during a regularly scheduled City Council Meeting.	Executive Director of HealthNet provided an overview of the program and stated that they were the only agency to provide free health care to residents of Beloit. All of HealthNet's patients are from the Rock County area and are <=185% of the federal poverty level. From 2012-2013, HealthNet provided service for a total of 991 individuals, with 7,665 patient visits, and a total of over 3 million dollars of care. 1,840 (24%) of patient visits were for residents of the City/Township of Beloit. The Executive Director expressed that by	All comments were accepted.	20

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)
5	Public Hearing	Non-targeted/broad community	One person spoke at the July 20, 2014 Public Hearing held during a regularly scheduled Community Development Authority Meeting.	Mary Frey, a citizen of Beloit, stated at the CDA meeting that she would like to see a master list of community organizations available to all residents of Beloit. Frey stated that many residents would like to give back to their community, but do not know who to contact or how to do so. Frey also said that if property owners had units that were not being used, there should be an organization that helps them offer those unused units to homeless veterans or other homeless people in the community.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder 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	550,000	210,709	50,000	810,709	2,948,950*	<p>Each year funding will be allocated to existing and new activities that meet the greatest needs, or can assist the most number of eligible individuals and/or households.</p> <p>The year 1 Annual Plan listed \$2,240,000 as expected amount available for remainder of ConPlan, but this was inaccurate. It should have been \$3,759,000. The number in this table was adjusted to reflect the more accurate estimate.</p>

Table 5 - Expected Resources – Priority Table

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

There are no matching requirements for CDBG funds, but the City and local agencies will leverage CDBG with the following resources:

- Neighborhood Housing Services uses HOME, NSP, and NeighborWorks funding to provide down payment assistance to households in the City's targeted neighborhoods.
- Community Action receives funding from a variety of state and federal sources for its Fresh Start program, including US Department of Labor YouthBuild; WI National & Community Service Board; The State of Wisconsin, Department of Commerce, Division of Community Development; American Recovery & Reinvestment Act; Community Service Block Grant; and the Wisconsin Employment & Training Assistance Program..
- Community Action of Rock and Walworth County also received CSBG, SHP, ESG, and private donations to help support their Fresh Start, Fatherhood Initiative, HUB Teen Connection, HUB Transitional Living, and Skills Enhancement programs.
- Community Action of Rock and Walworth Counties receives funding from United Way to continue the Fatherhood Initiative. This is a program which helps participants develop job skills to become gainfully employed while enhancing their parenting skills.
- The Merrill Housing Initiative has received HOME funds from the City and Rock County. This program also receives funds through YouthBuild and other private and government sources.
- The business community has helped raise money for organizations such as the Merrill Community Center, Community Action, and Stateline Literacy Council.
- The Stateline United Way funds many of the social service agencies that are served by the City's CDBG funds to meet critical needs.
- Local churches provide funding to some organizations which assist homeless individuals such as Hands of Faith and Caritas.
- Community Action receives ETH funding which assists in supportive services and emergency needs of participants.
- The City of Beloit received HOME, Lead Hazard Control Grant in conjunction with CDBG for its City Housing Rehabilitation Loans. This keeps rehabilitation expenses at an affordable level for our LMI households and LMI housing providers.
- The City of Beloit continued to use NSP1 and NSP3 grant and program income funding to purchase and rehabilitate foreclosed properties in LMI Census Tracts. Completed homes are then sold to LMI households.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the 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
1	Affordable Housing	2016	2016	Affordable Housing	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD	Housing & Homelessness - Neighborhood Services Housing - Improve Substandard Housing	CDBG: \$379,377	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeless Services	2015	2019	Homeless	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD	Housing & Homelessness - Rental Assistance Housing & Homelessness - Case Management Non-Homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Prevention Programs Community Development - Job Skills Training Community Development - Consolidated Services	CDBG: \$75,743	Homeless Person Overnight Shelter: 190 Persons Assisted Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Case Management Services	2015	2019	Non-Homeless Special Needs	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD	Housing & Homelessness - Case Management Non-Homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Case Management Community Development - Consolidated Services Community Development - Transportation Non-Homeless Sp Needs - Systems Navigation Housing - Improve Substandard Housing	CDBG: \$203,262	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Job Skills Training	2015	2019	Non-Housing Community Development	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD	Community Development - Job Skills Training	CDBG: \$180,000	Jobs created/retained: 350 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Housing Stock	2015	2019	Affordable Housing	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD	Housing - Improve Substandard Housing	CDBG: \$294,377	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Provide access to and maintenance of the City's affordable housing stock. Provide funding and support efforts to improve the deteriorating housing stock in the City's low-to-moderate income areas.
2	Goal Name	Homeless Services
	Goal Description	Provide funding for shelters and homeless prevention activities.
3	Goal Name	Case Management Services
	Goal Description	Provide funding to agencies that will provide case management and systems navigations services to persons with special needs.

4	Goal Name	Job Skills Training
	Goal Description	Provide funding for programs that provide job training, and specifically address training needs for current and incoming technical jobs in the community.
5	Goal Name	Improve Housing Stock
	Goal Description	Provide funding and support efforts to improve the deteriorated housing stock in the City's low-moderate income areas which have the oldest structures.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

AP-35 Projects – 91.220(d)

Introduction

The City of Beloit's projects are grouped under five projects: Code Enforcement, Economic Development, Housing Rehabilitation, Planning-Program Administration, and Public Services. The Code Enforcement Project includes the City's Code Enforcement and systematic Rental Inspection program in our deteriorated and deteriorating areas. The Housing Rehabilitation project includes the City's Housing Rehabilitation Revolving Loan Fund. The Planning-Program Administration project includes program administration activities. Finally, the Public Services project includes the following activities:

- Community Action – Fatherhood Initiative and Skills Enhancement
- Family Services - Emergency Housing for Homeless Victims of Domestic Violence
- Family Services - Greater Beloit Home Companion Registry
- Hands of Faith – Emergency Shelter for Homeless Families
- HealthNet - Primary Care
- Merrill Community Center – Youth and Senior Programs
- NHS – Homeownership
- Salvation Army - Supportive Services
- Salvation Army - Systems Navigator
- Stateline Literacy Council – Hispanic Outreach for Comprehensive Literacy
- Voluntary Action Center - Beloit Senior Chore Service

#	Project Name
1	Code Enforcement
2	Planning and Administration
3	Housing
4	Economic Development
5	Public Services

Table 8 – Project Information

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

On July 6, 2015, the Community Development Authority approved the following local funding priorities in response to community input during the 2015-2019 Consolidated Planning process:

1. Public Service Programs which focus on comprehensive case management strategies, with priority given to neighborhood stabilization activities, education in budgeting and life skills, and employment training that corresponds with local employment opportunities.

2. Code Enforcement
3. Housing Rehabilitation
4. Economic Development Activities, with priority given to Technical Job Training
5. Program Administration
6. Fair Housing

One of the obstacles to meeting the underserved needs in Beloit is lack of adequate funding or other non-financial resources to adequately address a particular problem. Insufficient funding precludes the City from appropriately addressing every worthy project and often includes allocating funding at less than optimal levels. The City does not fund programs which duplicate the work of other programs.

Non-financial resource limitations include insufficient numbers of trained volunteers or staff to provide expertise and support for programs and language barriers.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Code Enforcement
	Target Area	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD
	Goals Supported	Affordable Housing Improve Housing Stock
	Needs Addressed	Housing & Homelessness - Neighborhood Services Housing - Improve Substandard Housing
	Funding	CDBG: \$209,109
	Description	Enforce state and local codes
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,000 residential units will be inspected for property maintenance compliance.
	Location Description	The City of Beloit.
	Planned Activities	City-wide exterior Code Enforcement, and interior systematic rental inspection activities enforcing local and State property maintenance codes.
2	Project Name	Planning and Administration

Target Area	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD
Goals Supported	Affordable Housing Homeless Services Case Management Services Job Skills Training Improve Housing Stock
Needs Addressed	Housing & Homelessness - Rental Assistance Housing & Homelessness - Case Management Housing & Homelessness - Neighborhood Services Non-Homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Payee Services Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Systems Navigation Non-Homeless Sp Needs - Prevention Programs Non-Homeless Sp Needs - Transportation Community Development - Youth Programs Community Development - Job Skills Training Community Development - Local Job Center Community Development - Consolidated Services Community Development - Transportation Housing - Improve Substandard Housing
Funding	CDBG: \$130,000
Description	Provide administrative support to the CDBG Program
Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1160 low-moderate income people will benefit from the City of Beloit administering the CDBG program to fund public services in the community.
	Location Description	Activities will be performed at City Hall, 100 State Street, Beloit, WI.
	Planned Activities	Activities planned include administering the CDBG program and for the following programs/projects: <ul style="list-style-type: none"> • Fair Housing activities • Public Services • Housing Rehabilitation • Code Enforcement • Economic Development
3	Project Name	Housing
	Target Area	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD
	Goals Supported	Affordable Housing Improve Housing Stock
	Needs Addressed	Housing & Homelessness - Neighborhood Services Housing - Improve Substandard Housing
	Funding	CDBG: \$282,839
	Description	Provide rehabilitation assistance to eligible property owners
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low-moderate income households will be assisted with housing rehab loan or lead hazard reduction grant funding for rehabilitation of their units.

	Location Description	Within the City of Beloit.
	Planned Activities	To provide loans and grant to low-income households to rehabilitate and improve their housing units.
4	Project Name	Economic Development
	Target Area	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD
	Goals Supported	Job Skills Training
	Needs Addressed	Community Development - Job Skills Training
	Funding	CDBG: \$0
	Description	Provide assistance to for-profit entities
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the Economic Development revolving loan program, the facade program, and the upper level rehab program will create or retain 5 jobs in 0215.
	Location Description	The City of Beloit.
	Planned Activities	The Economic Development Loan program which provides Downtown Beloit's Storefront Improvements program encourages Downtown Beloit property owners to make improvements and invest in their properties and businesses. Downtown Beloit's Upper Story Development program will encourage property owners to invest in their properties and create income producing spaces. The impact of creating these spaces will either produce more jobs Downtown or provide residential space for residents.
5	Project Name	Public Services
	Target Area	WESTSIDE NEIGHBORHOOD MERRILL NEIGHBORHOOD

Goals Supported	Affordable Housing Homeless Services Case Management Services Job Skills Training
Needs Addressed	Housing & Homelessness - Case Management Non-Homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Systems Navigation Non-Homeless Sp Needs - Prevention Programs Non-Homeless Sp Needs - Transportation Community Development - Youth Programs Community Development - Job Skills Training Community Development - Consolidated Services Community Development - Transportation
Funding	CDBG: \$113,061
Description	Provide public services to the neediest populations
Target Date	12/31/2015
Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that approximately 1150 low-moderate income people will be assisted through public service activities in 2015.
Location Description	The City of Beloit.

<p>Planned Activities</p>	<ul style="list-style-type: none"> • Community Action - Fatherhood Initiative and Skills Enhancement • Family Services - Beloit Domestic Violence Center: Emergency Housing • Family Services - Home Companion Registry for Senior Personal Care • Hands of Faith - Emergency Shelter for Homeless Families • HealthNet: Primary Care - Medical, Dental, Vision Clinic • Latino Service Providers Coalition – Hispanic Community Inclusion • Merrill Community Center - Youth and Senior Programs • Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy • Voluntary Action Center - Beloit Senior Chore Service
----------------------------------	--

Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

CDBG programming will be provided City-wide, with priority given to areas with minority or low-income concentrations. Areas of minority concentrations are census tracts where the percentage of racial minority population exceeds the overall percentage of racial minority population for the City of Beloit. According to our Analysis of Impediments, created in 2012, there are minority concentrations within census tracts 16, 17, 18, and 23. With the exception of census tract 16, the previously mentioned census tracts have been areas of minority concentration since 1990. The Analysis of Impediments also identified areas of Hispanic or Latino concentrations within census tracts 16, 17, 18, 19, and 23. Both minority concentrations and Hispanic or Latino concentrations tend to be in areas close to the center of the City, which is the oldest part of the City.

The 2005-2009 American Community Survey data shows low-income census tracts in the City of Beloit as 15, 16, 17, 18, and 21. All of these census tracts also have high concentrations of very-low income households. Roughly 26% of households in the City of Beloit are living at incomes at or below 30% of the County Median Income. However, the City will not be dedicating a set percentage of funds to any minority or low-income area.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has defined Beloit's deteriorated and deteriorating areas as Census Tracts 16 and 18 and Census Tract 17, Block Group 1. Those Block Groups have a greater proportion of investor-owned properties, substandard lots, and code violations than the City as a whole, and they also have the lowest property values and the greatest residential density. They are also low- to moderate-income areas.

Discussion

The City of Beloit has developed a neighborhood strategy that includes partnering with non-profit organizations, using our CDBG funding to address the most pressing needs in neighborhoods, housing assistance program, property acquisition programs, code enforcement and public infrastructure improvements.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City supports the development of affordable housing. The City currently provides funding to agencies such as Neighborhood Housing Services and Community Action that acquire and rehabilitate houses. Community Action offers some of these homes as rentals to low-moderate income households at Fair Market Rent. Both agencies sell these homes to low-moderate income households, which oftentimes results in mortgage payments that are less than current rents in the area.

The City of Beloit will support the following programs in 2016 in an effort to increase the availability of quality affordable housing:

- Housing Choice Voucher (Rent Assistance) Program - The program anticipates assisting 598 low income households in 2016.
- Public Housing Units – The program anticipates housing approximately 131 low-income households in Public Housing units in 2016.
- Owner and Rental Rehabilitation - The program anticipates assisting 30 low to moderate income households with owner and rental rehabilitation projects in 2016.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	500
Special-Needs	50
Total	570

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	800
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	2
Total	832

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

Discussion

The City of Beloit will ensure that the affordable rental units are decent, safe and sanitary and meet local codes through its systematic rental inspection program.

The City of Beloit will provide financial resources for owner-occupants to maintain their homes, through the Housing Rehab Loan Program, and Beloit Senior Chore Service, and NHS's Homeownership Program.

The City of Beloit will provide financial resources for landlords to upgrade their rental units through the Housing Rehab Loan Program, and Lead Hazard Control Grant Program.

The City of Beloit will also support efforts by others to rehabilitate current tax credit projects or develop new tax credit projects.

AP-60 Public Housing – 91.220(h)

Introduction

The Beloit Housing Authority (BHA) will network with local agencies, departments, and businesses to inform the public of available services for extremely low-income, low-income, and moderate-income individuals.

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

- The BHA will work with Neighborhood Housing Services (NHS) to provide homeownership opportunities for its resident.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income, and moderate-income households to opportunities to increase their job training skills, people skills, and self-sufficiency.
- The BHA will market available programs through local newspapers and radio stations. BHA staff will attend area Senior, Health, and Family events.
- The BHA will encourage extremely low-income, low-income, and moderate-income families to utilize the least restrictive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership, and Family Self-Sufficiency.

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

The BHA will encourage residents to participate in the management of BHA through opportunities to serve on a resident council or the governing board, the Community Development Authority (CDA). There is currently one Public Housing resident on the CDA.

In addition, the BHA administers a Family Self-Sufficiency (FSS) program that is open to public housing and Housing Choice Voucher participants. The FSS program allows residents to set educational and career goals in order to allow them to increase their self-sufficiency and decrease their dependency on public assistance programs. As the FSS participant's income increases, their portion of the rent increases accordingly. The BHA will deposit the difference in this rental amount in an escrow account that the FSS participant can use for a down payment on a home upon successful completion of the program.

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

The BHA is not designated as troubled.

Discussion

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

Introduction

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

- The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.
- The City will continue to support Family Services Association and Community Action, Inc. and their transitional housing programs.
- The City will continue to support non-profits such as NHS and Family Services Association that provide programs to prevent foreclosures such as credit counseling and foreclosure prevention grants.
- The City will support programs that provide a comprehensive strategy to address clients' needs including case management, supportive housing, and client advocacy. The City is part of the Rock County Homeless Intervention Task Force which works to consolidate resources, financial and non-financial, to meet the needs of all of Rock County.

Addressing the emergency shelter and transitional housing needs of homeless persons

- The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.
- The City will continue to support Family Services Association and Community Action, Inc. and their transitional housing programs.
- The City will support programs that provide a comprehensive strategy to address clients' needs including case management, supportive housing, and client advocacy.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

- The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.
- The City will continue to support Family Services Association and Community Action, Inc. and

their transitional housing programs.

- The City will support programs that provide a comprehensive strategy to address clients' needs including case management, supportive housing, and client advocacy.

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.

The City will continue to fund programs that provide financial assistance to individuals and families to prevent them from becoming homeless such as foreclosure prevention and emergency rental assistance identified through supportive case management.

The City will continue to support programs that provide rental assistance and supportive services to homeless persons or persons at risk of becoming homeless, such as Hands of Faith and Community Action.

The City will continue to support programs that provide credit counseling and foreclosure prevention programs.

The City will also continue serving on the Homeless Intervention Task Force Displacement Action Response Team, which provides a planned emergency response to mobilize resources in the event of a mass displacement of residents due to unfit conditions or condemnations.

Discussion

The City of Beloit does not receive HOPWA funds.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	N/A
Tenant-based rental assistance	N/A
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	N/A
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	N/A
Total	N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City updated its Analysis of Impediments to Fair Housing in January of 2012. The report concluded that the City has and continues to meet the goals of affordable and fair housing. City staff will continue enforcement activity in 2015. The City's zoning and development regulations are comprehensive and progressive and pose no barrier to affordable and fair housing goals for the City.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

One of the key obstacles to meeting the underserved needs in Beloit is lack of adequate funding or other non-financial resources to adequately address a particular problem. Insufficient funding precludes the City from appropriately addressing every worthy project and often includes allocating funding at less than an optimal amount. The City does not fund programs which duplicate the work of other programs.

Non-financial resource limitations include insufficient numbers of trained volunteers or staff to provide expertise and support for programs and language barriers. The City will also partner with the non-profits and others to consolidate resources. The City is part of the Rock County Homeless Intervention Task Force which works to consolidate resources, financial and non-financial, to meet the needs of all of Rock County.

Actions planned to foster and maintain affordable housing

The City of Beloit will ensure that the affordable rental units are decent, safe and sanitary and meet local codes through its systematic rental inspection program.

The City of Beloit will support efforts by others to rehabilitate current tax credit projects.

The City of Beloit will provide financial resources for owner-occupants to maintain their homes.

The City of Beloit will provide financial resources for landlords to upgrade their rental units.

Actions planned to reduce lead-based paint hazards

The Rock County Health Department will continue to refer families of children with high lead levels to the City of Beloit's program. We work jointly to solve these problems.

The City of Beloit will use its Lead Hazard Control Grant funds in conjunction with its housing rehabilitation funds. The lead funds will be used for the lead elements to make the house lead safe, and then the housing rehabilitation funds are used for other rehabilitation work needed to bring the home up to minimum property maintenance standards. The City received additional lead dollars in 2013, which will expire in November of 2016.

The City of Beloit Housing Services Division requires all contractors hired through the Housing Rehabilitation Loan program to be certified lead safe, ensuring all work completed in project homes is performed in a lead safe manner and with lead-free replacement products.

The City will continue to operate the Rental Inspection program. Every rental unit in the City is inspected at least once every three years by inspection officials who are trained as

Lead Hazard Investigators to look for lead risk in all units. If orders are written to correct a lead hazard, information is sent explaining how to fix the problem in a lead safe manner, and the property owner is cited if the lead issue is not corrected.

Actions planned to reduce the number of poverty-level families

Through local partnerships, the City is increasing employment while educating citizens and providing life improvement skills.

- The City will support programs that provide assistance to persons to increase their job skills and marketability.
- The Beloit Housing Authority will continue its Family Self-Sufficiency Program.
- The Beloit Housing Authority will continue to provide homeownership opportunities to Section 8 participants in cooperation with NHS.
- The City will support non-profit organizations that provide assistance and advocacy to low- and moderate-income residents.
- The City will use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community.

The Housing Authority requires all public housing residents to perform 8 hours of community service per month when the participating adult is unemployed. By doing this, adults are learning new skills, acquiring self confidence and opening doors for new opportunities.

The Housing Authority offers case management to families which includes budgeting classes, mentors, educational opportunities, and preferences with local employers. Through local partnerships, the City is increasing employment while educating citizens and providing life improvement skills.

Actions planned to develop institutional structure

The City of Beloit will work with non-profits, public institutions and the private sector to implement the Consolidated Plan and Annual Plan. The City will continue to utilize the Community Development Authority (CDA) for review of the Consolidated Plan, annual action plans, proposed CDBG funding and any CDBG budget amendments.

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

The City is an active participant on several committees and boards including African American Infant Mortality Coalition, Homeless Education Action Team, and the Homeless Intervention Task Force. Additionally, a City Council member is appointed to the Community Action Board. The City also has a

good relationship with Rock County's Community Development and Health departments, and the City Manager meets with Rock County officials on a regular basis.

Discussion

Program Specific Requirements

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

Introduction

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	\$210,709
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	

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

Discussion



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5c

TOPIC: Resolution recommending a 2016 HOME budget to City Council

ACTION: Consideration of Resolution 2015-15 Recommending Approval of the 2016 HOME Investment Partnerships Program budget

PRESENTER: Julie Christensen

STAFF REPORT:

In July 2001, the City Council approved an intergovernmental agreement with Rock County and Janesville regarding a Rock County HOME Consortium. This agreement created the Consortium and made us eligible to receive an annual allocation of HOME dollars. According to HOME Investment Partnership Program guidelines, 15 percent must be allocated to a Community Housing Development Organization (CHDO). In this HOME agreement, it was determined that this 15 percent would be allocated to a CHDO in Beloit. This agreement also established that the City of Beloit would receive 19 percent of the Consortium dollars awarded.

For 2016, we are estimating that the Consortium will receive \$ 434,924. Based on that budget, the City of Beloit's share would be \$82,635.56, and the CHDO share would be \$65,238. Staff is recommending that the City's dollars be used for owner-occupied rehab loans, and that the CHDO dollars be allocated for acquisition-rehabilitation projects in the City of Beloit.

STAFF RECOMMENDATION:

Staff recommends that the Resolution 2015-15 be approved.

ATTACHMENTS:

Resolution 2015-15

RESOLUTION 2015-15
RECOMMENDING APPROVAL OF THE 2016 HOME INVESTMENT
PARTNERSHIP (HOME) BUDGET

WHEREAS, the City of Beloit is expected to receive \$82,635.56 in HOME Investment Partnership (HOME) funds for City projects and \$65,238 in Community Housing Development Organization (CHDO) projects in 2016, and

WHEREAS, CHDO dollars are required to be expended on development activities and are recommended to be used for acquisition-rehabilitation projects in the City of Beloit, and

WHEREAS, the City's housing rehabilitation loan program and acquisition-rehabilitation projects are eligible HOME projects, and

WHEREAS, the two recommended projects are consistent with the City's Consolidated Plan.

NOW THEREFORE BE IT RESOLVED, that the Community Development Authority recommends that the City Council allocate the 2016 City HOME funds to the City's housing rehabilitation loan program for owner-occupied rehabilitation projects and the 2016 CHDO funds for acquisition-rehabilitation programs.

Adopted this 24rd day of September, 2015.

Loretta Evans, Chairperson
Beloit Community Development Authority

ATTEST:

Julie Christensen, Executive Director
Beloit Community Development Authority