



PUBLIC NOTICE & AGENDA
BELOIT COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, September 29, 2021

1. CALL TO ORDER AND ROLL CALL
2. PUBLIC COMMENT
3. MINUTES
 - 3.a. Consideration of the minutes of August 25, 2021 Community Development Authority regular meeting
[Attachment](#)
4. BELOIT HOUSING AUTHORITY
 - 4.a. Presentation of the August Activity Report (Cole)
[Attachment](#)
5. COMMUNITY AND HOUSING SERVICES
 - 5.a. Consideration of Resolution 2021-08 recommending approval of the 2022 Community Development Block Grant (CDBG) budget and 2022 Annual Action Plan (Downing)
[Attachment](#)
 - 5.b. Consideration of Resolution 2021-09, recommending approval of the 2022 HOME Investment Partnerships Program (HOME) budget (Christensen)
[Attachment](#)
6. ADJOURNMENT

** 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 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 25, 2021

4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, August 25, 2021 in the Forum of Beloit City Hall, 100 State Street.

1. Call to Order and Roll Call

Meeting was called to order by Chairperson Ellison at 4:33 p.m.

Present: Commissioners Douglas, Ellison, Gorman and Hartke; Councilor Forbeck

Absent: Councilor Leavy

Staff Present: Julie Christensen, Clinton Cole, Teri Downing and Ann Purifoy

2. Public Comment

None

3. Consideration of the Minutes of the July 28, 2021 regular meeting of the Community Development Authority.

Motion was made by Commissioner Gorman and seconded by Commissioner Ellison to approve the minutes of the July 28, 2021 regular meeting of the Community Development Authority. Motion carried unanimously.

4. Beloit Housing Authority

a. Presentation of the July Activity Report

Clinton Cole, Beloit Housing Authority Director, gave a brief summary of the report.

b. Presentation of the June Financial Report

Clinton Cole gave a brief summary of the report.

c. Review and consideration of Resolution 2021-07, Authorizing the Beloit Housing Authority to apply for a Family Self-Sufficiency (FSS) Program Grant

Clinton Cole gave a brief summary of the report.

Councilor Forbeck asked what the FSS Coordinator counsels individuals about when meeting with them.

Clinton stated that the FSS Coordinator sends out a survey and meets with each individual applicant to assist in assessing their needs and coordinates available resources in the community to meet those needs.

Commissioner Gorman moved and Councilor Forbeck seconded a motion to approve Resolution 2021-07. Motion carried unanimously

5. **Adjournment**

Motion was made by Councilor Forbeck and seconded by Commissioner Gorman to adjourn into a workshop to hear presentations from Community Development Block Grant (CDBG) applicants for the 2022 CDBG funding cycle at 4:40 p.m. Motion carried unanimously.

The workshop was adjourned at 8:30 p.m.

Fransaesca Ellison, Chairperson

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Agenda Number:	4a		
Topic:	August Activity Report		
Date:	September 29, 2021		
Presenter:	Clinton Cole	Division:	Beloit Housing Authority

Overview/Background Information

Each month, the Housing Authority provides an activity report to the Community Development Authority. This report is for information only.

Key Issues

Public Housing:

At the end of this reporting period, there were no public housing vacancies. 16 annual and four interim certifications were completed. 12 public housing inspections were conducted in August.

Section 8:

471 vouchers were housed on August 31, 2021, with five newly-issued voucher holders either searching for units or waiting for passed inspections. Four portable vouchers were paid by BHA, and seven port-in vouchers were administered. The Housing Specialists completed 48 annual and 19 interim recertifications during this reporting period. 55 Housing Quality Standards (HQS) inspections were completed in August. The BHA Inspector is utilizing personal protective equipment (PPE) to ensure her safety, as well as the safety of the families occupying the units.

Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable) N/A

Action Required/Recommendation

No action required. Information only.

Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

Attachments

August Activity Report

**Beloit Community Development Authority
Activity Report to Board for August 2021**

PUBLIC HOUSING

Total Public Housing Units	131 Units	
Occupied on 8/31/2021	130 Units	99% Occupancy
Vacancies on 8/31/2021	1 Unit	1% Vacancy
Vacancies by Type		
Elderly	1 Unit	98% Occupancy
Family	0 Units	100% Occupancy

Public Housing Inspections

11 annual inspections and one move-in inspection were completed during this reporting period.

Public Housing Activities

Annual Recertifications	16
Interim Recertifications	4
Tenant notices to Vacate *Not due to eviction	1
New Tenants	0
Transfers	0
Lease Terminations	0
Possible Program Violations	0
Evictions	0

Public Housing Briefings

Number Notified	10
Number Briefed	5

SECTION 8 PROGRAM

Total Section 8 Vouchers	598 Vouchers	
Total Under Lease on 8/31/2021	470 Vouchers	79% Utilization
Total Portable Vouchers Paid	4 Vouchers	
Total Port Out*	4 Vouchers	
Total Port In*	7 Vouchers	
August HCV HAP Funds Received	\$232,525	
August HCV HAP Funds Expended	\$223,581	
Current Per Unit Cost (PUC)	\$478	

* Port Out – Not absorbed by other Housing Authorities; paid by Beloit Housing Authority

* Port In – Portable vouchers administered by BHA but paid by other Housing Authorities

Section 8 Inspections

The BHA Inspector completed 40 annual inspections, 2 initial inspections, and 13 reinspections during this reporting period.

Section 8 Activities

New Participants	1
Annual Recertifications	48
Interim Recertifications	19
Abatements	3
Unit Transfers	0
Possible Program Violations	0
End of Program	3
Port Ins	2
Port Outs	1

Section 8 Briefings

Number Notified	0
Number Briefed/Vouchers Issued	7

APPLICATIONS ON WAITING LIST

Public Housing East	72
Public Housing West	58
Parker Bluff	208
Section 8 Program	250

0 Applicants removed for Repayment Default
0 Applicants removed for unreported income
0 Applicants 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

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Agenda Number:	5a		
Topic:	Consideration of Resolution 2021-08, Recommending Approval of the 2022 Community Development Block Grant (CDBG) Budget and 2022 Annual Plan		
Date:	September 29, 2021		
Presenter:	Teri Downing	Division:	Community & Housing Services

Overview/Background Information

The Department of Housing and Urban Development (HUD) requires each CDBG Formula Grantee to submit a Consolidated Plan every five years, and an Annual Action Plan each year. Both Plans include specific objectives for housing, homelessness, public housing and community development and includes information on the CDBG process, affordable housing, and special needs populations. The City's Consolidated Plan for 2020-2024 was approved in 2019.

The Annual Action Plan includes how the City intends to allocate its CDBG funds over the next year. The process for preparing the CDBG budget includes the following steps: the Community Development Authority recommends and the City Council approves funding priorities, applications are available to agencies interested in applying for the CDBG funds; each applicant is required to present its application to the Community Development Authority (CDA); the CDA makes its recommendation to the City Council on how the CDBG funds should be allocated; a public hearing is held by the City Council; and adoption of the CDBG budget.

On July 07, 2021, the City Council established the following local funding priorities:

1. Public Service Programs which focus on comprehensive and advocating case management strategies, with priority given to neighborhood stabilization activities, housing assistance, shelter for homeless households, education in life skills, employment training that corresponds with local employment opportunities, healthcare access, transportation, childcare, and activities which meet one of the NRSA objectives.
2. Code Enforcement
3. Housing Rehabilitation
4. Housing Activities (Direct homeownership/Down-payment and closing cost assistance)
5. Economic Development, with priority given to Small Business and Microenterprise Assistance and Technical Job Training
6. Program Administration
7. Fair Housing

On August 25, 2021, applicants requesting 2022 CDBG funds presented their applications to the CDA. September 30, 2021 through October 30, 2021, the City will provide a 30-day public review of the 2022 Annual Action Plan and CDBG Budget. On October 18, 2021, a public hearing will be held to give citizens an opportunity to comment on the proposed Annual Plan and CDBG budget. On November 1, 2021, the City Council will take final action on the 2022 Annual Action Plan and CDBG budget.

All recommended projects are consistent with the proposed 2020-2024 Consolidated Plan and will be incorporated into the 2022 Annual Action Plan which is submitted to HUD. All recommended projects are eligible CDBG activities and meet one of the three national objectives.

Key Issues

1. Staff estimates a 2022 CDBG grant award of \$640,000, program income of \$220,000, and \$5,000 of prior year unspent CDBG funds. Therefore, the total 2022 CDBG budget is estimated as \$865,000. The attached spreadsheet provides recommended funding allocations based on the agencies' requests and whether the proposed program meets the CDBG funding priorities. The CDA recommendation will be listed when it is presented to the City Council during their October 18th meeting and public hearing.
2. Public Services: Cap = \$132,150: The CDBG Budget spreadsheet lists the maximum funding level allowed for public services which is 15% of the 2022 grant plus 2021 program income. We are recommending funding public

service activities at \$109,000. This will permit additional funds for NRSA programming.

3. Planning and Administration = \$148,000: Also reflected on the CDBG Budget spreadsheet is the amount you may award for planning and administration. This cap is limited to 20% of new grant funds, with a 20% overall cap of total Program Year CDBG funds. Therefore, we are proposing to fund program and administration with new CDBG grant funds of \$143,000 and \$5,000 with prior year unspent funds.
4. Neighborhood Revitalization Strategy Area (NRSA) = \$156,000: Staff recommends funding six public service programs under the NRSA category and two City and Community Action Neighborhood Clean-Up events. The Community Action Resources Navigator, Community Action's Merrill Community Center Activities, Family Services' Community Social Worker, ECHO's Homeless Prevention Program, and NeighborWorks' Direct Homeownership Programs are all continuations of current NRSA programs. A new program in 2022 is the FreshStart program operated by Community Action. This is a YouthBuild program and will focus on youth from the Merrill or Hackett neighborhood.
5. Balance for Other Programming = \$432,000: Staff recommends funding the remaining balance towards Code Enforcement, Housing Rehabilitation, and Economic Development as listed on the spreadsheet.
6. Impact on City General Fund Budget: The following three activities have a relationship to the City of Beloit's proposed Operating Budget or Capital Improvement Budget. Therefore, 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 four inspectors' salaries 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.

Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
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- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

Action Required/Recommendation

Staff recommends approval of the attached resolution.

Fiscal Note/Budget Impact

If any of the City projects are funded at a lower level than proposed, there could be Operating Budget implications.

Attachments

Resolution 2021-08, Recommending Approval of the 2022 Community Development Block Grant (CDBG) Budget and 2022 Annual Action Plan

COMMUNITY DEVELOPMENT AUTHORITY

RESOLUTION 2021-08
RECOMMENDING APPROVAL OF THE 2022 COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) BUDGET AND 2022 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 Action Plan for each year that they receive CDBG funding, and

WHEREAS, the Plan provides guidance on 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.

WHEREAS, the City of Beloit expects to receive \$640,000 in 2022 Community Development Block Grant (CDBG) funds and \$220,000 in CDBG Program Income, and \$5,000 of prior year unspent funds, and

WHEREAS, all recommended projects are consistent with the 2020 - 2024 Consolidated Plan and 2022 Annual Action Plan, and

WHEREAS, all recommended projects are eligible CDBG activities.

NOW THEREFORE BE IT RESOLVED, that the Community Development Authority recommends approval of the 2022 Annual Action Plan and 2022 CDBG budget as identified in Attachment A, contingent upon the HUD award of CDBG funds to the City of Beloit.

Adopted this 29th day of September, 2021.

Community Development Authority

Fransaesca Ellison, Chairman

ATTEST:

Julie Christensen, Executive Director

Executive Summary

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

1. Introduction

Through the use of CDBG funds, the City of Beloit intends to improve the quality of housing stock, increase property values, create and retain jobs, assist those at risk of becoming homeless, low-moderate income populations, and special needs populations (public housing residents, elderly, homeless, and victims of domestic violence). Activities and programs will also serve to decrease the proportion of rental units, 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

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

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 programs 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 NeighborWorks Blackhawk Region (NWBR) to provide homeownership opportunities for its residents.

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.

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.

The City will support a Resources Navigator through Community Action that will act as an access point for low-moderate income individuals, who will assist people with finding the resources that they need to be successful.

The City will support a Community Social Worker position (Systems Navigator) through Family Services that will assist individuals in connecting to professional health care, mental health care, and/or longer term supportive services in the community.

Outcomes and Objectives Continued

Community Objectives

- The City will continue its Housing Rehabilitation Loan Program to improve the City's low to moderate-income neighborhoods. New underwriting guidelines and additional forgivable loan products that have been created and will be utilized in the NRSA areas. The City will continue to acquire, rehabilitate, and sell foreclosed homes to low-moderate income families through its Neighborhood Stabilization Program (NSP). The City will support a Resources Navigator position through Community Action that will act as an access point for low-moderate income individuals, who will assist people with finding the resources they need to be successful. The City will support individuals in connecting to professional health care, mental health care or longer term supportive services in the community.

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 for low to moderate-income residents by providing CDBG funds throughout the planning period. The City will support a Resources Navigator position through Community Action that will act as an access point for residents in the NRSA neighborhoods, who will assist people with finding the resources they need to be financially successful.

Non-Homeless Special Needs Strategies and Objectives

- The City will support programs such as Beloit Meals on Wheels and Retired Senior Volunteer Program 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. The City will support a Community Social Worker position to connect residents in the NRSA neighborhoods with special needs to longer term health services and/or mental health services.

3. Evaluation of past performance

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

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 and has a staff member attend the monthly Homeless Intervention Task Force (HITF) meetings.

The City of Beloit provided housing rehabilitation loans to low to moderate income homeowners and landlords renting to low- moderate income tenants and supported NeighborWorks Blackhawk Region's first mortgage loan program, down payment assistance program, and homebuyer education program. The City of Beloit also supported the Retired & Senior Volunteers Program and Meals on Wheels programs which help the elderly and disabled residents live independently and remain in their homes.

The City finalized the Economic Development Revolving Loan Fund, which provided loans to a for-profit business. In late 2019, the City of Beloit began discussion with WWBIC (Wisconsin Women's Business Initiative Corporation), a non-profit focused on supporting businesses through-out Wisconsin.

The Beloit Housing Authority has partnered with NeighborWorks Blackhawk Region over the past several years to provide training and education opportunities for its Family Self-Sufficiency and Homeownership Voucher program participants.

The City continued its City-wide systematic code enforcement program wherein inspectors perform exterior inspections City-wide. The 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 has funded Family Promise and the Domestic Violence Survivor Center which provides shelter to families experiencing homelessness. The City also funded ECHO, which provides emergency rental assistance to households to prevent homelessness. In addition, the City provided funding to Community

Action and Family Services for their Resources and Systems Navigator programs which provides direct assistance to families in need including security deposit, first month's rent, utility assistance, or limited motel vouchers for those experiencing homelessness.

The City continued to purchase tax foreclosure properties from Rock County. Blighted properties are demolished and houses in better condition are rehabbed and sold to owner-occupants. This program is primarily paid for with HOME, NSP and 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

Summary from citizen participation section of plan.

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs during the consolidated planning process. 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.

For the 2022 Annual Action Plan, two public hearings were held to give citizens and other interested parties an opportunity to give input on community development, housing, and homeless needs in the city. A public hearing to establish local goals was held before the Community Development Authority (CDA) on June 23, 2021 and a second public hearing to approve the goals was held on July 7, 2021 during the City Council meeting. A public notice of the hearings was published on the City's website and in the Beloit Daily News on June 11, 2021.

The CDBG budget process began when notices were published on July 23, 2020 on the City's website and on July 19, 2021 in the Beloit Daily News announcing that subrecipient applications were available. A notice was also emailed to the CDBG mailing list on July 19, 2021 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.

Applicants requesting 2022 CDBG funds presented their applications to the CDA on August 25, 2021. A public notice of the meeting was provided to the media and posted on the City's website on August 20, 2021.

The CDA reviewed the Annual Plan and Budget on September 29, 2021 and recommended approval of both the plan and the budget. A public notice of the meeting was provided to the media and posted on the City's website on September 24, 2021.

The City provided a 30 day public review of the Annual Action Plan and Budget from September 30, 2021 to October 30, 2021. A notice was published in the Beloit Daily News and the City website on September 24, 2021 notifying the public of the 30-day public review period and that the plan and budget were available on the City’s website, at City Hall by request, and at the Beloit Public Library. It also informed the public that a public hearing would be held on October 18, 2021 during the City Council meeting and that final City Council action would take place on November 1, 2021.

On October 18, 2021 a public hearing was held to give citizens an opportunity to comment on the proposed Annual Plan and proposed 2022 CDBG budget. There were no comments submitted.

On November 1, 2021, the Annual Plan, and 2022 CDBG budget were reviewed and approved at a City Council meeting.

5. Summary of public comments

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

To be Determined

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

To be Determined

7. Summary

The City of Beloit’s 2022 Annual Plan was developed in order to address needs in the community. We believe that the objectives detailed above will allow us to assist homeless persons, those at risk of being homeless, to create new jobs, retain existing jobs, assist low-moderate income people, increase property values, improve the quality of the housing stock, and assist special needs populations such as: elderly/frail elderly, persons with disabilities, persons with drug or alcohol addictinos, public housing residents, veterans, and victims of Domestic Violence. Activities and programs will also serve to decrease the proportion of rental units, decrease the unemployment rate, and help stabilize neighborhoods by keeping people in their homes or assisting people secure housing.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

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 requested 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 to homeless individuals and families.

Consolidated Plan Public Contact Information

Ashley Rosenbaum / Grants Administrator

100 State Street

Beloit, WI 53511

(608) 364-6738

rosenbauma@beloitwi.gov

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

1. Introduction

The City of Beloit's consultation was done during the Consolidated Planning process and was achieved through a variety of methods. These included three public steering committee meetings with attendees from various local service agencies, several public hearings, and comments from stakeholders and citizens alike. The City did not individually consult agencies during the Annual Plan planning process. However, the City of Beloit provides public noticing and holds a public hearing on the Annual Plan and Budget. The Annual Plan and Budget are discussed and approved at the public Community Development Authority (CDA) meeting, there is then a 30-day public comment period, a public hearing is held at City Council during the comment period, and then the City Council publicly discusses and votes on the budget and Annual Plan. There is a public participation item on the agendas for both the CDA and Council in which any person or agency representative can speak.

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

The City of Beloit's Housing Authority and Division of Community and Housing Services work closely with local non-profit organizations and County agencies to coordinate assistance in housing, mental health, and other service agencies. For example, the Housing Authority coordinates with Neighborworks to assist public housing and Section 8 residents with budgeting and homeownership education. They also provide referrals to various agencies that provide assistance with security deposits, landlord/tenant issues, home health care, and energy assistance. The Community and Housing Services Division provides referrals from the Housing Rehab Loan Program to local non-profits regarding minor home repair and credit education. In addition, the City is part of the Rock County Consortium which partners with the County Health Department on Lead Hazard Control and Healthy Homes. The Code Enforcement program provides referrals to the City's Housing Rehab Loan Program for repairs as well as to homeless shelters and agencies that provide motel vouchers when units are posted unfit for human habitation. Code Enforcement also works closely with the Fire Department, non-profits, and County mental health providers such as Family Services, the County's Aging and Disabilities Resources Center, and Rock County Long Term Support regarding cases of hoarding.

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
- Legal Action of Wisconsin
- Project 16:49
- 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
- Family Promise of Greater Beloit
- The Salvation Army- Beloit

The HITF meets every other month 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. Community Action, Family Promise of

Greater Beloit, and Family Services receive ESG funds to, respectfully, assist in supportive services, emergency needs of participants and emergency housing for homeless families with children.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Action of Rock & Walworth Counties, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from CAI attended all three steering committee meetings. Community Action has been a long-time recipient of CDBG funds through the City of Beloit. As a result of this consultation, the City anticipates a continued successful partnership with Community Action.

2	Agency/Group/Organization	Beloit Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director attended the meeting on non-homeless special needs. BMOW has received CDBG funding from the City of Beloit and it is anticipated that the City will be able to continue supporting their mission.
3	Agency/Group/Organization	Family Promise of Greater Beloit, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from FPGB attended the Housing and Homelessness meeting. FPGB has been a long-time recipient of CDBG funds through the City of Beloit. A previously identified need for emergency housing assistance was reaffirmed and it is anticipated that the City of Beloit will be able to continue funding the emergency housing program and the newer eviction/homelessness prevention program FPGB offers.
4	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of SLC attended the Non-homeless Community Development meeting. They were able to share the struggles non-native English speakers face in terms of obtaining gainful employment. A need for a "bridging" service was identified and will hopefully be supported by the City of Beloit through CDBG funding.
5	Agency/Group/Organization	Retired & Senior Volunteer Program of Rock County
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Senior Security/Social Engagement

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director attended two (2) of the Steering Committee meetings. As a result of the consultation, the need for transportation has been identified.
6	Agency/Group/Organization	SALVATION ARMY OF NORTH ROCK COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children 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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One of the Captains from the Beloit Salvation Army attended all of the Steering Committee Meetings. It is anticipated that the Salvation Army will continue to apply for future CDBG funding to expand the homelessness prevention services being offered.
7	Agency/Group/Organization	ECHO
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of Echo attended the meeting regarding housing and homelessness. Echo currently receives CDBG funding for Beloit residents and it is anticipated that the City will be able to continue funding the program Echo provides as it closely correlates to the identified needs.
8	Agency/Group/Organization	Downtown Beloit Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Services staff met with the Executive Director of the DBA. We discussed the challenges businesses in downtown Beloit encounter as well as the challenges potential employees face. We anticipate being able to support efforts to establish micro-enterprise businesses in the area.
9	Agency/Group/Organization	City of Beloit - Economic Development
	Agency/Group/Organization Type	Other government - Local Planning organization Business Leaders Civic Leaders Business and Civic Leaders Greater Beloit Economic Development Corporation
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ED attended the Non-homeless Community Development meeting. As a result of their consultation, quality childcare was identified as a high priority for the working families of Beloit.

10	Agency/Group/Organization	HealthNet of Rock County, Inc.
	Agency/Group/Organization Type	Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from HealthNet attended the Non-homeless special needs meeting. One of anticipated outcomes of their attendance is an increased awareness of issues stemming from poor medical or dental care.
11	Agency/Group/Organization	NEIGHBORHOOD HOUSING SERVICES OF BELOIT, INC.
	Agency/Group/Organization Type	Housing Services-Education Lending for LMI households Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director attended the Housing and Homelessness meeting. As a recipient of CDBG, its anticipated that Neighborhood Housing Services will continue to assist the residents of Beloit with their homeownership journey.

12	Agency/Group/Organization	Family Services of Southern Wisconsin and Northern Illinois
	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-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director and program manager attended the steering committee meetings. As a long-time recipient of CDBG, it is anticipated that the existing partnership will continue to flourish and expand to support the City of Beloit's residents.

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

The City of Beloit encouraged any and all agency types within the City of Beloit and surrounding communities that service Beloit residents to participate and provide consultation.

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

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 with these organizations to ensure priorities are recommended based on actual needs.

In addition to the community consultations listed above, the City of Beloit engaged in extensive community consultation during preparation of the NRSA Plan. The details of the consultations are outlined in the Plan.

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

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

All meetings, application announcements, public comment periods, and public hearings regarding the Annual Action Plan are publicly noticed in the local newspaper, on the City's website, and the Plan and public notice are also sent to the Beloit Public Library. In addition, emailed notices are sent to an active CDBG mailing list the City maintains of CDBG interested parties, which is a listing of community organizations and any other organization or individual that may benefit from receiving CDBG funding or has expressed interest in being on the list.

Each year, the Annual Plan Process starts with setting local priorities at the June Community Development Authority (CDA) meeting. The CDBG Subrecipient Application is prepared to reflect those goals and is available to the public in mid-July. Applications are due in mid-August. Each Subrecipient Applicant is required to present their application and program proposals before the CDA during the August CDA meeting. Staff prepares a proposed CDBG Budget and Annual Action Plan which are presented at the September CDA Meeting, in which the CDA members discuss, sometimes make changes, and approve a recommendation for the City Council to consider. A 30-day public comment period typically runs from October 1 - 30. During the public comment period, a public hearing is held at the second Council meeting in October. City Council reviews the CDBG Budget and Annual Action Plan at its first meeting in November and approves the final subrecipient allocations.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Residents were in attendance	No comments were received or made	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	Residents were in attendance	CDA members voted to update the local goals and priorities. A new priority was added.	All comments were accepted.	
3	Public Meeting	Non-targeted/broad community	Residents were in attendance	No comments were made	No comments were made	
4	Public Meeting	Non-targeted/broad community	CDA received one email from a resident	The resident alleged that a CDBG subrecipient applicant misrepresented the relationship between the applicant and an organization the resident leads. The subrecipient was able provide clarification of that relationship during the CDA workshop.	The comment, while heard and considered, was not accepted as the allegations made in the email were found to not be true.	
5	Public Meeting	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Each year funding is allocated to existing and new activities that meet the greatest needs, or can assist the most number of eligible individuals and/or households. The City's balance of Revolving Loan Funds is placed in the CDBG Budget each year as Program Income and is allocated to various projects within the budget.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	640,000	220,000	5,000	865,000	0	

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

- NeighborWorks Blackhawk Region uses HOME, NSP, Federal Home Loan Bank, 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 and the Job Center 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 Rock county HOME Consortium. This program also receives funds through YouthBuild and other private and government sources.
- The business community helps raise money for organizations such as Community Action, Project 16:49, 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 Family Promise of Greater Beloit and Caritas.
- Community Action and ECHO both receive ETH funding which assists in supportive services and emergency needs of participants.
- The City of Beloit utilizes HOME, WRRP, and local CIP funding in conjunction with CDBG for its City Housing Rehabilitation Loans and demolition. This keeps rehabilitation expenses at an affordable level for our LMI households and LMI housing providers.
- The City of Beloit continues to use NSP grant and program income funding and local CIP funds to purchase and rehabilitate foreclosed properties in LMI Census Tracts. Completed homes are then sold to LMI households.
- Meals on Wheels receives funding from the Older Americans Act.

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

N/A

Discussion

The following programs are being supported for NRSA related needs and activities.

1. Family Services for Community Social Worker
2. Community Action, Inc. for Systems Navigation
3. NeighborWorks Blackhawk Region for Down Payment Assistance (Direct Homebuyer Assistance
4. Code Enforcement Housing Rehabilitation Loan Program
5. ECHO for Emergency Eviction Prevention Program
6. Community Action, Inc. for Youth and Senior Programs at Merrill Community Center
7. Community Action, Inc. for two neighborhood clean-ups in NRSA neighborhoods.

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	2020	2024	Affordable Housing	Census Tract 16 - Hackett Census Tract 18 - Merrill	H&H - Improve Housing Stock	CDBG: \$157,500	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeless Services	2020	2024	Homeless	Census Tract 16 - Hackett Census Tract 18 - Merrill	H&H - Emer., Transitional, & Supportive Housing H&H - Long Term and Specialized Case Management H&H - Advocacy Services H&H - Eviction Prevention & Emer Rent Assistance Community & Economic Dev. - Transportation Community & Economic Dev. - Future Ready Skills	CDBG: \$75,750	Public service activities other than Low/Moderate Income Housing Benefit: 115 Persons Assisted Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 115 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Comprehensive Case Management Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Census Tract 16 - Hackett Census Tract 18 - Merrill	H&H - Emer., Transitional, & Supportive Housing H&H - Long Term and Specialized Case Management H&H - Advocacy Services H&H - Eviction Prevention & Emer Rent Assistance H&H Education in Life Skills, Rights, & Protection H&H - Diverse staff to provide resources/services Non-Homeless Special Needs - Elderly & Disabled Non-Homeless Special Needs - AODA Support Community & Economic Dev - Child Care/Literacy Community & Economic Dev. - Transportation	CDBG: \$109,000	Public service activities other than Low/Moderate Income Housing Benefit: 415 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Future Ready Skill Training	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Census Tract 16 - Hackett Census Tract 18 - Merrill	H&H Education in Life Skills, Rights, & Protection Community & Economic Dev - Child Care/Literacy Community & Economic Dev. - Transportation Community & Economic Dev. - Future Ready Skills	CDBG: \$42,250	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
5	Improve Housing Stock	2020	2024	Affordable Housing Homeless Housing - Improve Substandard Housing	Census Tract 16 - Hackett Census Tract 18 - Merrill	H&H Education in Life Skills, Rights, & Protection Community & Economic Dev - Child Care/Literacy Community & Economic Dev. - Transportation Community & Economic Dev. - Future Ready Skills	CDBG: \$299,500	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
6	Economic Development	2020	2024	Non-Housing Community Development	Census Tract 16 - Hackett Census Tract 18 - Merrill	Community & Economic Dev - Small Business Support	CDBG: \$50,000	Businesses assisted: 10 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	
2	Goal Name	Homeless Services
	Goal Description	
3	Goal Name	Comprehensive Case Management Services
	Goal Description	
4	Goal Name	Future Ready Skill Training
	Goal Description	
5	Goal Name	Improve Housing Stock
	Goal Description	

6	Goal Name	Economic Development
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Beloit's projects are grouped under eight projects: Code Enforcement, Economic Development, Housing Rehabilitation, Planning-Program Administration, NRSA Public Services, NRSA public Improvements, Direct Homeownership Assistance, and Public Services. The Code Enforcement project includes both the City's citywide exterior inspection program and the interior systematic rental inspection program in our deteriorated neighborhoods. The Housing Rehabilitation project includes the City's Housing Rehabilitation Revolving Loan Fund. The Planning-Program Administration project includes program administration as well as Fair Housing activities. The Public Services project includes activities that will be carried out by subrecipients which are individually listed in the table below.

#	Project Name
1	Code Enforcement
2	Planning and Administration
3	Housing Rehabilitation
4	Public Services
5	Economic Development
6	NRSA Public Services
7	NRSA Public Improvements
8	Direct Homeownership Assistance

Table 7 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Code Enforcement
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Affordable Housing Improve Housing Stock
	Needs Addressed	H&H - Eviction Prevention & Emer Rent Assistance H&H Education in Life Skills, Rights, & Protection H&H - Improve Housing Stock
	Funding	CDBG: \$170,000
	Description	Enforce state and local housing codes
	Target Date	12/31/2022
	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	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Affordable Housing Homeless Services Comprehensive Case Management Services Future Ready Skill Training Improve Housing Stock Economic Development

	Needs Addressed	H&H - Emer., Transitional, & Supportive Housing H&H - Long Term and Specialized Case Management H&H - Advocacy Services H&H - Eviction Prevention & Emer Rent Assistance H&H Education in Life Skills, Rights, & Protection H&H - Diverse staff to provide resources/services Non-Homeless Special Needs - Elderly & Disabled Non-Homeless Special Needs - AODA Support Non-Homeless Special Needs - Persons with HIV/AIDS Community & Economic Dev - Child Care/Literacy Community & Economic Dev. - Transportation Community & Economic Dev. - Future Ready Skills H&H - Improve Housing Stock Community & Economic Dev - Small Business Support
	Funding	CDBG: \$148,000
	Description	Provide administrative support to the CDBG program.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three hundred low-moderate income families will benefit from the City of Beloit administering the CDBG program to fund public services in the community. All type of families and households will be eligible for assistance as long as they meet the HUD regulations.
	Location Description	Administrative activities will be performed primarily at City Hall, 100 State Street, Beloit, WI 53511. When necessary, staff will also travel within the community to meet with community stakeholders and agencies to ensure programs are on route.
	Planned Activities	Activities that will be administered include: <ul style="list-style-type: none"> • Fair Housing Activities • Public Services • Housing Rehabilitation • Code Enforcement • Economic Development
3	Project Name	Housing Rehabilitation
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Affordable Housing Improve Housing Stock

	Needs Addressed	H&H - Eviction Prevention & Emer Rent Assistance H&H Education in Life Skills, Rights, & Protection H&H - Improve Housing Stock
	Funding	CDBG: \$212,000
	Description	Provide rehabilitation assistance in the form of grants and/or loans to low-income households to rehabilitate and improve their housing units.
	Target Date	12/31/2022
	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 rehabilitation loans or a lead hazard reduction grant for rehabilitation of their units.
	Location Description	Within the City of Beloit
	Planned Activities	To provide loans and grants to low-moderate income households to rehabilitate and improve their housing units.
4	Project Name	Public Services
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Affordable Housing Homeless Services Comprehensive Case Management Services Future Ready Skill Training Improve Housing Stock
	Needs Addressed	H&H - Emer., Transitional, & Supportive Housing H&H - Long Term and Specialized Case Management H&H - Advocacy Services H&H - Eviction Prevention & Emer Rent Assistance H&H Education in Life Skills, Rights, & Protection H&H - Diverse staff to provide resources/services Non-Homeless Special Needs - Elderly & Disabled Non-Homeless Special Needs - AODA Support Non-Homeless Special Needs - Persons with HIV/AIDS Community & Economic Dev - Child Care/Literacy Community & Economic Dev. - Transportation Community & Economic Dev. - Future Ready Skills H&H - Improve Housing Stock
	Funding	CDBG: \$109,000

	Description	Services will be provided to low-moderate income residents of the City of Beloit. These can range from emergency eviction prevention to home delivered meals for homebound seniors.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 families will benefit from the proposed activities. There will be families of all types that will benefit.
	Location Description	City of Beloit
	Planned Activities	Public Services that address the identified needs and goals will be funded with CDBG. This can range from Home delivered meals to seniors and the disabled to English literacy education.
5	Project Name	Economic Development
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Economic Development
	Needs Addressed	Community & Economic Dev - Small Business Support
	Funding	CDBG: \$50,000
	Description	Financial aid and educational resources for micro-enterprise, minority, and/or women owned businesses.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	There will be approximately 5-10 businesses (depending on the size of the grants/loans) that would benefit from the proposed activities and multiple families/individuals that would benefit from the proposed activities.
	Location Description	Within the City of Beloit
	Planned Activities	Nano-grants, loans, and educational resources will be provided to small businesses, minority owned, and women owned businesses.
6	Project Name	NRSA Public Services
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill

	Goals Supported	Affordable Housing Homeless Services Comprehensive Case Management Services Future Ready Skill Training Improve Housing Stock
	Needs Addressed	H&H - Emer., Transitional, & Supportive Housing H&H - Long Term and Specialized Case Management H&H - Advocacy Services H&H - Eviction Prevention & Emer Rent Assistance H&H Education in Life Skills, Rights, & Protection H&H - Diverse staff to provide resources/services Non-Homeless Special Needs - Elderly & Disabled Community & Economic Dev - Child Care/Literacy Community & Economic Dev. - Transportation Community & Economic Dev. - Future Ready Skills
	Funding	CDBG: \$156,000
	Description	Public Services operated by CBDOS in the two NRSAs.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	There will be approximately 300 families that will benefit from the proposed activities. Families of all types will receive assistance.
	Location Description	These activities will be limited to Census Tracts 16 and 18.
	Planned Activities	There will be a variety of activities funded, including but not limited to rent assistance, eviction prevention, youth services, senior programming, intense case management, mental health counseling, financial education, and more.
7	Project Name	NRSA Public Improvements
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Improve Housing Stock
	Needs Addressed	H&H - Improve Housing Stock
	Funding	:
	Description	Public Improvements in the designated NRSAs will be eligible for CDBG assistance.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 families, of varying demographics, would benefit from the proposed activities.
	Location Description	These activities would be limited to Census Tracts 16 and 18.
	Planned Activities	The following activities have been discussed but there are other options to be explored as needs are presented: <ul style="list-style-type: none"> • Repair of a community center • ADA improvements to a senior center
8	Project Name	Direct Homeownership Assistance
	Target Area	Census Tract 16 - Hackett Census Tract 18 - Merrill
	Goals Supported	Affordable Housing Improve Housing Stock
	Needs Addressed	H&H - Improve Housing Stock
	Funding	CDBG: \$20,000
	Description	The City will provide funding for low dollar first mortgages, closing cost assistance, and down-payment assistance.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	There will be approximately 12 families assisted through this activity. Any type of family will be able to benefit from this activity as long as they meet eligibility requirements.
	Location Description	City of Beloit
Planned Activities	The City of Beloit will work with NeighborWorks Blackhawk Region to offer low dollar first mortgages and down-payment assistance.	

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

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

CDBG funding will be provided to activities that serve low-moderate income persons city-wide. In 2017, two Neighborhood Revitalization Strategy Areas were designated to focus on the two largest areas of both minority concentration and low-moderate income within city limits. The City will continue with these two NRSA plans through the 2020-2024 Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 16 - Hackett	9
Census Tract 18 - Merrill	9

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City designated Census Tracts 16 and 18 for increased efforts for a variety of reasons. After a spike in deadly crime in 2014, city officials began to examine trends and patterns in crime and property deterioration to determine how to best address these growing issues. Although many of the incidents were city-wide, there was some obvious clustering of activities in Census Tracts 16 (Merrill) and 18 (Hackett). Additionally, these two neighborhoods have a greater proportion of investor-owned properties, substandard lots, and code violations than the City as a whole. The Hackett and Merrill neighborhoods also have the greatest number of older housing stock, lowest property values, and the greatest residential density. In order to actively combat these issues, that not only perpetuate other social and economic problems for residents but also drive away investors, the City is going to continue with the two designated NRSA plans through at least to the end of 2024.

Discussion

The City has developed various strategies to improve these neighborhoods, including partnering with non-profit organizations to provide public services, utilizing CDBG to address the housing stock problems, and coordinate with private organizations, groups, other city departments, financial institutions, and other community leaders to address issues the City may not be able to tackle with CDBG funding.

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

Introduction

The City updated its Analysis of Impediments to Fair Housing in 2019, valid from 2020-2024. The report concluded that the City has historically, and continues to meet the goals of affordable and fair housing. City staff will continue enforcement activity in 2021 although 2020 presidential leadership has determined that Analyses' of Impediments are no longer required. The City's zoning and development regulations are comprehensive, progressive, and pose no barrier to affordable and fair housing goals for the City.

The City coordinated with the City of Janesville and Rock County to contract with the Milwaukee Metropolitan Fair Housing Council (MMFHC) to conduct a regional Analysis of Impediments to Fair Housing which was due in 2019. This AI was submitted with Beloit's 2020-2024 Consolidated Plan.

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 plans has no such plans for 2022, as there are no policies in the City of Beloit that serve as barriers to affordable housing. However, the City has a NRSA for two neighborhoods in the City, which contains strategies for reducing high concentrations of rental units in both neighborhoods. These high concentrations contribute to deteriorating, crime, and instability which affect the return on residential investment

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 NHS's Homeownership Program.

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

The City will support services for legal advocacy with regard to housing issues.

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

Introduction

The City submitted NRSAs for two low-moderate income neighborhoods in the City which was approved on 9-21-2018. The NRSA has strategies that will work towards three main goals: Resident empowerment, neighborhood stabilization and revitalization, and public safety. Resident empowerment strategies will focus on employment and life skills training, increasing educational attainment, youth programming to reduce gang and criminal activity. The neighborhood stabilization strategy will focus on reducing the number of deteriorated and vacant/abandoned properties, encouraging resident involvement in neighborhoods, increasing owner-occupied units, and decreasing highly concentrated areas of rentals. The public safety strategies will include community policing, improving crime analysis, and increasing resident engagement.

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 a less than optimal amount. The City does not fund programs which duplicate the work of other programs unless the activity is able to meet a high priority need.

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 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

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.
- The City of Beloit will provide funding to NeighborWorks Blackhawk Region to assist with Direct Homeownership assistance and Low First Mortgage Program. In Beloit, oftentimes renting is more expensive than a mortgage payment.

Actions planned to reduce lead-based paint hazards

In 2020, the City expanded the \$5,000 matching forgivable loan program to remove lead hazards. The

program was originally created and offered only in the NRSA areas, but in 2021 it was expanded by offering the \$5,000 program to property owners citywide, and increasing from \$5,000 to \$10,000 in the NRSA areas. This program can be used in conjunction with a Housing Rehabilitation Loan, which allows the owner to use the loan funds as match.

The City of Beloit will explore opportunities to apply for Lead Hazard Control/Reduction Grant funds. Historically, the City has used these funds in conjunction with its housing rehabilitation funds. The lead funds are 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 of Beloit Community and 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 Systematic Rental Inspection program. Every rental unit in the City will be inspected at least once every five years by inspection officials who are trained to look for lead risk in all units, such as peeling and chipping paint. If violations are found, orders are written to correct the lead hazard, information is sent to the property owner explaining how to fix the problem, Housing Rehab Loan information is also provided. If the property owner does not repair the hazard a citation may be issued.

The City is currently developing a lead pipe replacement program in coordination with our Water Resources Division. This program uses local tax levy dollars for 50% repayable loans to assist homeowners with replacing the private portion of the water lateral to their homes. This program is regulated by the State and requires a minimum of 50% repayment of the loan. The Housing Rehab Loan Program staff will administer the program and offer additional loans or forgivable loans to residents through the existing CDBG Housing Rehab Loan Program for LMI residents who need more assistance.

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 NeighborWorks Blackhawk Region (NWBR).
- The City will support non-profit organizations that provide assistance, job training, and advocacy to low- and moderate-income residents.

- 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 include 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 in the Homeless Intervention Task Force. In addition to HITF, the City has also become a participant in the B-FOCUS group. This group is composed of agencies focused in or on Beloit residents that delve deeper in homelessness and poverty issues than HITF has been able to in the past.

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.

In 2020, the City partnered with a non-profit agency, ACTS Housing to match qualified homebuyers to vacant or foreclosed homes.

Discussion

During 2019, the Analysis of Impediments to Fair Housing was completed by a contracted agency. The Request for Proposal was published on 7/9/2018 with a response date of 8/3/2018. The RFP was posted on the City's website, included in City press releases, and posted in NAHRO (online). Five agencies were also contacted directly. The Milwaukee Metropolitan Fair Housing Council was ultimately awarded the contract. Research was completed through-out 2019 and the draft was submitted to the City of Beloit by July 2019 for review. The Analysis is valid from 2020-2024, at which time, a new analysis will be completed. The AI was finalized on October 07, 2019 after the following public processes:

8-23-2019 through 9-23-2019 - Public Review Period

8-28-2019 - Community Development Authority Review and Approval

10-07-2019 - City Council Public Hearing and Final Approval

A unique aspect for this analysis is that the contractors were able to separate the City of Beloit's data from the remainder of Rock County. They were also able to identify Beloit specific goals which are listed below:

1. Create and Preserve Affordable Housing (Rental and For Sale)
2. Create a Strong Fair Housing Enforcement and Outreach Program
3. Improve Tenant and Housing Provider Communications
4. Improve Transit
5. Develop an Eviction Reduction Strategy
6. Address Predatory Land Contracts
7. Increase Access to Consumer Education
8. Connect Black, Latino, and Other Underserved Populations with Life-improving Opportunities

City Staff will work with the Equal Opportunities Commission to address the goals and strategies listed in the Analysis.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 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	241,000
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:	241,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

Prior year funds will be allocated in the 2022 CDBG budget.

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Agenda #:	5b		
Topic:	Resolution 2021-09, Recommending Approval of the 2022 HOME Investment Partnerships Program (HOME) Budget		
Date:	September 29, 2021		
Presenter:	Julie Christensen	Division:	Community and Housing Services

Overview/Background Information

The City is a member of the Rock County HOME Consortium. As a result, the City receives an annual allocation of Home Investment Partnership Program (HOME) funds. The Consortium Agreement was amended in 2016 to allocate additional dollars to the City of Beloit. Starting in 2017, the City of Beloit receives 28 percent of the project funds. In addition, the City also receives funds for administrative activities, which includes staff time to operate the program.

Key Issues

1. For 2022, we are estimating that the City of Beloit’s share would be \$190,000, and the administrative share would be \$21,500. The City is planning to use up to \$662,000 in prior year funds available for projects in the 2022 program year as well as \$160,000 in program income. Although we intended to spend down HOME funds in 2021, we are having a difficult time getting contractors to bid on projects. At this point, we have several projects which will be ready to go in late 2021 or 2022. We are currently working through ideas to encourage contractors to bid.
2. Staff is recommending that the City’s dollars be used for owner-occupied rehab loans citywide and/or acquisition-rehab and new construction projects in the Neighborhood Revitalization Strategy Areas (NRSA). A map of the two NRSA areas is attached. These projects would be completed by either the City or by contract with one of the non-profits.
3. The Consortium CHDO funds are proposed to be split between projects in Beloit and Janesville; Beloit’s CHDO share is expected to be \$53,906. We would fund two new construction projects with the Wisconsin Partnership for Housing Development (WPHD). Their HOME request was for \$212,000 for two houses. We are proposing to use the \$53,906 in Beloit CHDO funds for this project and up to \$160,000 of the City’s HOME funds.
4. Staff is proposing to use up to \$100,000 in these funds for owner-occupied rehab loans with the remaining balance to be used for acquisition-rehab and/or new construction activities. We have a balance of \$75,000 in HOME funds available for homebuyer assistance through NeighborWorks Blackhawk region which would carry over into 2022.

Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy of program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

Action Required/Recommendation

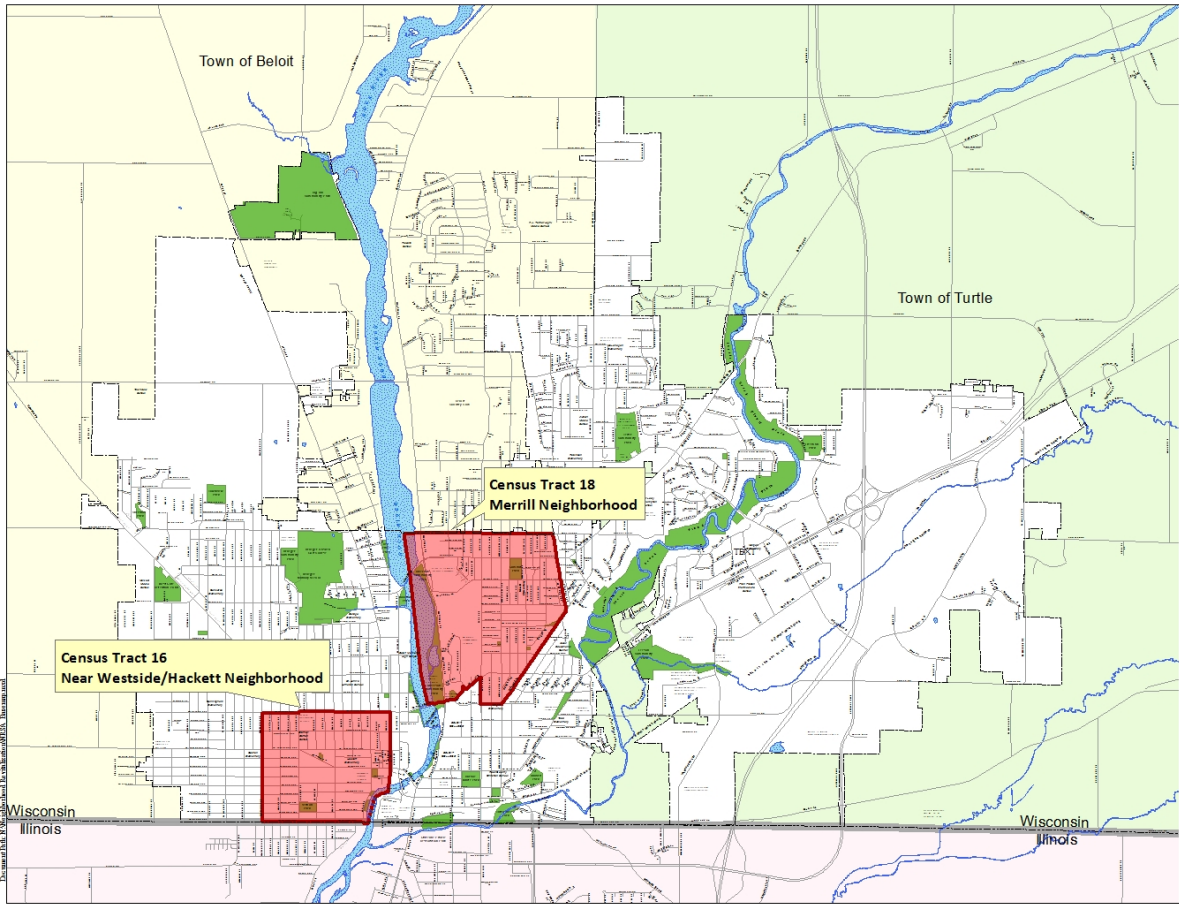
Staff recommends approval of Resolution 2021-09.

Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

Attachments

Resolution and NRSA Maps



Neighborhood Revitalization Strategy Areas (NRSAs)

Map 1 : Location Map

 Neighborhood Strategy Areas



0 0.25 0.5 1 Miles

Map Created: April 2016
Data Source: City of Beloit

COMMUNITY DEVELOPMENT AUTHORITY

**RESOLUTION 2021-09
RECOMMENDING APPROVAL OF THE
2022 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) BUDGET**

WHEREAS, the City of Beloit is expected to receive \$190,000 in HOME Investment Partnership (HOME) funds for City projects and \$21,500 for HOME Administrative Activities in 2022, and

WHEREAS, the City of Beloit estimates there will be up to \$662,000 in prior year funds and \$160,000 in program income available for City projects, and

WHEREAS, the City's owner-occupied housing rehabilitation loan program, acquisition-rehab projects, and new construction projects are eligible HOME projects, and

WHEREAS, Wisconsin Partnership for Housing Development (WPHD) has been awarded HOME Consortium funds as a Rock County CHDO for two new construction projects in the City of Beloit, and there is a need for an additional \$160,000 to complete the projects, and

WHEREAS, the 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 up to \$100,000 of available HOME funds to the City's housing rehabilitation loan program for owner-occupied rehabilitation projects citywide, \$160,000 to WPHD's new construction projects in the NRSA areas, and the remaining funds for acquisition-rehabilitation and new construction projects in the Neighborhood Revitalization Strategy Areas.

Adopted this 29th day of September, 2021.

Fransaesca Ellison, CDA Chairperson

ATTEST:

Julie Christensen, Executive Director