

**CONSOLIDATED STRATEGY AND PLAN
for
HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS
For the
CITY OF GREEN BAY, WISCONSIN
(2000 - 2004)**

CONSOLIDATED PLAN

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INTRODUCTION

The Consolidated Strategy and Plan for Housing and Community Development Programs is a guide for how to use federal funds from the U.S. Department of Housing and Urban Development in a way which maximizes benefits to the City of Green Bay in three general areas: providing decent housing, providing a suitable living environment, and expanding economic opportunity. Each of these benefits is primarily aimed at low-income persons.

The lead agency involved in the coordination and writing of the Consolidated Plan was the City of Green Bay Redevelopment Authority. Preparation of the Plan was accomplished through a collaborative process. A survey was distributed to over 575 "stakeholders" to obtain a wide variety of input. Information gathered from agencies contacted as part of the past "Comprehensive Housing Affordability Strategy" process was valuable in creating the Plan. Notices requesting public comment and input were published in the official City newspaper with a copy sent directly to the executive officials of each adjacent municipality. A public hearing and numerous Redevelopment Authority and City Council meetings were held to review the Consolidated Plan. Authority staff has worked with the Wisconsin Division of Housing on a number of housing concerns and the programs and has considered the relationship of state initiatives in the preparation of the Plan.

Once approved by the U.S. Department of Housing and Urban Development, the City's Redevelopment Authority will manage the Consolidated Plan.

SECTION I: HOUSING AND COMMUNITY DEVELOPMENT NEEDS

A. Market and Inventory Characteristics

1. Community Description

i. Background and Trends

The third largest city in Wisconsin, Green Bay is located at the mouth of the Fox River in the northeastern part of the state. The City's population grew by 9.7 percent from 1980 to 1990. Green Bay's economy is diverse and has been relatively stable throughout the shifting national economic trends.

Green Bay is rich in history and provides a good quality of life for its residents. Green Bay is the oldest city in the state and has served as the county seat for Brown County, and a regional location for many state and federal agencies. Quality education from elementary through university levels is available; urban parks and nearby natural areas provide a variety of recreational opportunities; a redeveloping central business district anchors the retail, office and governmental backbone of the urban area. Green Bay provides a well-rounded living environment for visitors and residents alike, and was nationally recognized in 1999 as an All-American City.

Green Bay has attracted many new people to the community, a trend that is expected to continue because of the stable economy and good quality of living. Providing affordable housing to meet this demand is a concern. Minority population has grown significantly over the past fifteen years, which provides new housing and social service needs.

As is the case with most older communities, Green Bay is finding much of the older near downtown housing is being occupied by lower-income families. Maintaining this near downtown housing stock presents a significant challenge.

ii. Demographics / Low Income and Racial / Ethnic Concentrations

1990 Census data for the City of Green Bay is summarized in CHAS Table 1A.

Census data from 1990 shows that minorities constitute 6.3% of the total Green Bay population. Areas of concentration are defined as census tracts having a higher percent minority population than the City as a whole. Those census tracts are as follows:

Census Tract	Minority Percentage		Change
	1990	1980	
1	16.6%	6.6%	+10.0
5	11.5	3.4	+ 8.1
8	26.9	17.4	+ 9.5
9	14.2	8.5	+ 5.7
10	9.5	5.0	+ 4.5
11	15.1	5.3	+ 9.8
12	16.6	6.1	+10.5
13	9.1	3.1	+ 6.0
15.02	9.7	n/a	n/a

Minority concentrations are located primarily within the central city. (See Map #1)

1990 Census data for household income shows that concentrations (over 50% of all households) of LMI (less than 80% of City median income) are found in the following census tracts:

Census Tract	1990 LMI Persons	1990 LMI %	1980 LMI %	% Change
1	1877	70.01	63.82	+ 6.19
3.03	1436	50.17	48.75	+ 1.42
4.01	2320	50.21	53.34	- 3.13
5	1642	50.59	54.26	- 3.67
7	2755	50.37	50.83	- 0.46
8	1679	82.22	73.72	+ 8.50
9	2547	67.97	60.36	+ 7.61
10	591	95.94	80.75	+15.19
11	1276	62.43	61.99	+ 0.44
12	2168	74.04	70.98	+ 3.06
16	2991	53.52	45.30	+ 8.22

As with the minority concentrations, the highest percentage and number of LMI persons live in the central part of the City. (See Map #2)

Related to the low-income areas of the City are unemployment concentrations. This information is illustrated by Map #3.

Insert CHAS Table 1A

Insert Map#1

Insert Map#2

Insert Map#3

B. Housing Needs

1. Current Estimates/Five Year Projections

- i. Extremely Low-Income
- ii. Very Low-Income
- iii. Other Low-Income
- iv. Moderate-Income

CHAS Table 1C summarizes the estimated housing needs of the various housing types within the extremely low-income (ELI, 0-30% MFI), very low-income (VLI), low-income (LI), and moderate-income (MI) households. The results clearly show an increasing need for improved housing conditions as income levels decrease.

ELI plus VLI households are 2.7 times more likely to have housing problems than the City as a whole. ELI plus VLI homeowners are 3.5 times more likely to have housing problems. ELI plus VLI rental occupants are almost twice (1.9 times) as likely to have housing problems.

LI household statistics are less severe but still constitute a problem area. They are 2.2 times as likely to have housing problems, with homeowners at 2.6 times the City figure, and renters 1.7 times.

MI households experience some housing problems but less than the City as a whole. MI report 22% of households with problems compared to 26% for the City.

One of every five elderly homeowners has some type of housing problem as well as 52% of elderly renters. Large family renters have a significant percentage living in units with housing problems (67%). Small family renters are less likely to occupy housing having problems (37%), but the number of units impacted (2,009) is significant.

Households impacted by a housing cost burden and severe cost burden are occupying units with housing problems to a higher degree than the City as a whole. Twenty-six percent of the households in the City have housing problems compared to 69.5% of ELI plus VLI with a cost burden above 30%, and 37% with a cost burden above 50%. Other low-income households are at 19% of the 30% cost burden, and 1% of the 50% cost burden. Moderate-income area at 8% and 0% respectively. Problems associated with homeowners are slightly less than that for all households, and renters slightly more.

Overcrowded rental housing units are much more prevalent for large families, 46% compared to 4% Citywide. Additionally, lower-income large families are most likely to reside in overcrowded conditions.

Insert CHAS Table 1C

Minority housing concerns are highlighted as follows:

- * Minority households constitute 4.2% of all households in the City of Green Bay.
- * Minority renters 27% more likely to have housing problems than the City as a whole.
- * Minority owners are 13.5% more likely to have housing problems than the City as a whole.
- * ELI plus VLI minority large family renters constitute 34% of all ELI plus VLI minority renters compared to 8% for the City.
- * The number of ELI plus VLI minority homeowners is only 24.

No hard data is available for the need for first-time homebuyer assistance. However, a state funded program has been initiated with good success. Demand has been strong with relatively low interest rates available on the open market.

Needs of the Elderly with Disabilities:

Discussions with numerous agencies repeatedly indicated the need for housing suitable for disabled persons; however, agencies administering federally-assisted housing for elderly and disabled persons indicated that their waiting lists have substantially decreased. They are now able to house individuals within one to two months. Service agencies identified housing needs for individuals with mental illness, physical disabilities, chemical dependencies, Alzheimer's victims, Traumatic Head Injury and abuse victims. One agency stated that it received 15 to 20 requests per year for 2 bedroom, handicap accessible units and eight to ten requests per year for 3 bedroom family units, where a family member is disabled. Brown County Human Services has a waiting list of approximately 200 developmentally disabled who are waiting for 3-4 bedroom Community Based Residential Facilities or Adult Family Homes. Finally, a number of agencies contacted noted the City's aging population and deinstitutionalization of some disabled as causing the need for housing for the disabled.

The housing needs identified above are derived from 1990 Census and input from housing/service providing agencies and the Consolidated Plan Survey. Because the census data provided is not current, significant changes in the estimated housing needs for the City of Green Bay will be evaluated when more recent data is available. As annual Consolidated Plan updates are prepared, the needs will be re-evaluated.

2. Housing Needs Assessment - Survey Results

When drafting the Consolidated Plan, the City made a strong effort to contact all "stakeholders" within the community, i.e. persons who could take advantage of the Federal program money that the City receives. The City decided to contact these stakeholders by sending out surveys to the various persons who could contribute to or benefit from this funding source.

The City mailed out approximately 575 survey forms with a cover letter of explanation. Twenty-nine people responded.

This survey was mailed to:

- Rehabilitation Loan recipients
- Social Service agencies
- Economic /Banking industries
- Minority-based organizations
- Alderpersons
- Green Bay School board members
- Principals of target area schools
- Brown County Housing Authority
- Green Bay Housing Authority
- Neighborhood Housing Services of Green Bay, Inc.
- Federally-assisted housing project managers
- Elderly housing project managers
- Green Bay Police/Fire Department heads
- Department of Public Works
- Park Department
- Inspection Department

The survey was an open-ended questionnaire that allowed the respondents to openly discuss the areas of concern that were outlined in the survey.

The topics on the survey were split into five community development areas:

- Neighborhood problems/suggested improvements
- Economic development (job creation, downtown revitalization, etc.)
- Government services (parks, streets, alleys, etc.)
- Housing needs (single-family, rentals, homeless needs, special needs, i.e. physically challenged, elderly persons, etc.)
- Other

A summary of housing concerns expressed by survey participants is as follows:

Out of 22 responses, three respondents believed there should be more elderly housing and handicapped accessible housing built in the City of Green Bay. Five respondents felt a need to provide loan incentives and low-interest loans for rehabilitation. Two respondents believed there should be assistance for first-time homebuyers. Seven respondents felt that "slum" housing should be torn down and replaced with single-family housing. The remaining responses concerned rehabilitation of affordable rental

housing, stoppage of illegal conversion of single-family housing into multi-family housing, providing new construction in the near downtown neighborhoods, better screening by landlords of their renters, and other affordable housing issues.

A complete listing of survey results may be found in Appendix A.

C. Homeless Needs

1. Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

a. The City of Green Bay has approximately 220 beds located in the following facilities for homeless persons:

- Crossroads
- Ecumenical Partnership for Housing
- Freedom House
- Jubilee House
- McKlosky Manor
- Room at the Inn
- Hill House
- Golden House (Domestic Violence Shelter)
- Salvation Army
- Saint Vincent DePaul homes

Homeless services include free meals and/or food, storage of personal belongings, transportation, employment assistance, medical services, counseling or case management, and educational programs. Brown County also provides the general relief program for those in need. The United Amerindian Center provides drug and alcohol abuse counseling.

b. The following list includes the facilities providing day shelters, soup kitchens, and pantries. Assistance is provided to both homeless persons and homeless persons on less than an overnight basis.

- New Community Shelter
- Salvation Army
- Paul's Food Pantry

c. A voucher system has been set up by the Salvation Army. If persons are in need of food or shelter after business hours they may then seek temporary vouchers from the Crisis Center or Police Department. Types of vouchers include: rental assistance, food, clothing, household items, perishable items, diapers, utility bills, new and used shoes, transportation, gas assistance for work related transportation, prescriptions when the shelter nurse is unable to accommodate, and getting identifications in special cases. All vouchers are limited in availability and those receiving them must be counseled prior to issuance.

d. Nature and extent of social service programs for assisting the homeless.

Social Service programs available for assisting the homeless include a variety of services which have been listed in a resources and referral pamphlet available from the Brown County

Social Services Office. The pamphlet is called "Places To Go", and has been sponsored by the Brown County Task Force for the Homeless. Services available are summarized in the attached copy of the "Places to Go" pamphlet.

2. Nature and Extent of Homelessness

i. Needs of Sheltered and Unsheltered Homeless

The Brown County Task Force on Homelessness conducted monthly point-in-time surveys between January 1999 and September 1999. The average number of people sheltered each survey night was 133.

Need for Facilities:

The number of beds available in 1999 is approximately 220. Since no data is available for numbers of unsheltered homeless in 1999, it is difficult to identify shelter needs. Good economy has created a downward trend in the need for beds. Additional beds do not seem to be a need at this time.

No data was available for minority homeless population.

Insert Place to Go Pamphlet

Insert Page 2

The Gaps Analysis provided is from an application submitted by NEWCAP for the Brown County area. The data is from April of 1998.

ii. Subpopulations

The Continuum of Care Gaps Analysis for Brown County as prepared by NEWCAP in April of 1998 identified a significant number of sheltered households having special needs in addition to economic support.

Many of these households experienced multiple special needs.

Recent information is not available for unsheltered persons. However, 1990 Census data (1 person unsheltered) supports the contention that all persons seeking shelter appear to have been served at that time. Therefore, the need for supportive services would be for sheltered persons.

iii. Needs of Persons Threatened with Homelessness

One of the most rapidly growing shelter needs is for families with children. The number of families served by homeless shelter programs has increased creating a need for facilities suitable for family occupancy.

One indication of the number of households threatened with homelessness is the number of households on the Section 8 waiting list. As of September 1999, that list included 119 households. The most needed assistance is for two and three bedroom units (44 households). This provides evidence that small families are in need of assistance and therefore may be on the verge of becoming homeless.

D. Assisted Housing Inventory

1. Public Housing

Inventory of Public Housing Units

The Housing Authority of the City of Green Bay manages 153 elderly/disabled units and 50 family units.

Condition/needs of public housing units

The Housing Authority elderly/disabled units are maintained on a regular basis and continue to be in good shape. The publicly-owned family units have been acquired and extensively rehabilitated within the last seven years and are in good condition.

The privately-owned units vary in age with some having been constructed in the early 1970's and others within the last ten years. Overall, the units will require on-going maintenance and repairs. Of the 470 family housing units, 191 may be in jeopardy of giving up their low-income housing status due to the expiration of their development agreement terms.

Expectations for low income housing units being lost

As stated above, 191 subsidized family housing units may lose their low-income occupancy requirement within the next five years. Although the units will still be occupiable and most likely to continue to be occupied by low-income families, it is possible that some of these units will no longer be low-income occupied.

2. Section 8

The following table summarizes Section 8 assistance provided (9/24/99) in the City of Green Bay:

Unit Size	Subsidized and Filled Units	Preference Waiting List	No Preference Waiting List
Efficiency	17	13	14
1 Bedroom	635	2	4
2 Bedrooms	901	22	28
3 Bedrooms	367	8	16
4 Bedrooms	57	2	8
5 Bedrooms	21	0	1
6 Bedrooms	5	0	0
TOTAL	2003	47	71

<u>Household Type</u>	<u>Units</u>	
Elderly	635	
Small Family	1,156	
Large Family	<u>212</u>	
TOTAL		2,003

Unused Tenant Vouchers Per Month (9/24/99) - 262

Based on program utilization and HUD budgeting process, tenant-based Section 8 assistance is being reduced.

3. Other

Other assisted units and an estimate of vacant units are listed below:

Privately owned housing projects provide subsidized housing units as follows:

- 805 elderly/disabled units
- 470 family housing units
- 14 disabled units

The estimated vacancy is less than 5% for elderly/disabled units, less than 2% for family units, and 2% for disabled units.

4. Public Housing Needs

Data provided by the Green Bay and Brown County Public Housing Authorities (PHA) is summarized below:

Section 8 Program

- Waiting List (Sept., 1999) 119
- Local Preference 48 (40%)

PHA system for applying for local preferences involves first-come, first-served basis with all preference households equal.

Public Housing Programs waiting list is not included in the Section 8 list above.

E. Lead-Based Paint Needs

Below is a table which summarizes the estimated number of housing units occupied by very low-income (VLI) and low-income (LI) owner and rental units having lead based paint problems (LBP). (Source - 1990 Census Data) Data for extremely low-income is included within the very low-income category.

Rental Units

Age of Housing	VLI	W/LBP	LI	W/LBP
Pre-1940	2,859	1,773	630	391
1940 – 1959	750	465	283	175
1960-1979	5,091	3,156	2,526	1,566
TOTAL	8,700	5,394	3,439	2,132

Owner Units

Age of Housing	VLI	W/LBP	LI	W/LBP
Pre-1940	2,888	1,791	1,313	814
1940 – 1959	1,479	917	1,179	731
1960-1979	2,518	1,561	6,851	4,248
TOTAL	6,885	4,269	9,343	5,793

The Brown County Health Department stated that 1159 children under the age of 6 were screened from July 1997, through June 1998, for lead poisoning. Of those tested, 64 children have been reported as having elevated blood levels of concern. The Health Department has identified lead-based paint as a problem and has staff teaching homeowners how to abate, remove and/or secure lead in their homes. Older homes located within the central city are more likely to contain lead-based paint.

F. Housing Market Conditions

Description of housing market (supply, condition, demand and cost of housing) and related adverse effects.

1990 Census statistics shows the following City-wide housing supply:

Owner Occupied	21,710
Rental: 1-Unit	2,106
Rental: 2-4 Units	8,192
Rental: 5-9 Units	2,581
Rental: 10 or more	4,446
Mobile home, trailer, other	691
Rental Vacancy Rate	4.1%
Non-Rental Vacancy Rate	1.0%

1990 Census data also show that 40.4% of all rental units and 15.5% of owner units have at least one housing condition problem. It is estimated that 99% of these units are suitable for rehabilitation. Those most severely impacted by these poor housing conditions are elderly renters (51.8%) and large family renters (66.7%). More than 55% of extremely and very low income (less than 51% of median income) homeowners have housing problems with small family (77.3%) and large family (81.8%) households notably most affected.

Housing costs are as follows (1990 Census):

- 37.8% of the owner occupied units are valued at less than \$50,000
- 23.7% of the rental housing units cost less than \$250 per month for rent
- 95.8% of the rental housing units cost less than \$500 per month

Demand for housing is summarized as follows:

1990 Census data shows that 863 units are overcrowded having more than one person per room. This would indicate a probable need for large family units having 3 or more bedrooms. This need was supported by a number of the housing service agencies via their comments during the 1994 CHAS preparation.

Housing related agencies identified a variety of housing demands that exist and/or will exist:

- Homeless facilities
- A variety of elderly and disabled housing due to the overall aging of the community (between 1970 and 1990, the median age in the City has increased from 25.2 to 31.5)
- Housing for chronically mentally ill
- Inexpensive one bedroom/efficiency units
- Low-income apartments for families of all sizes
- Small group residential facilities for mentally retarded

Market conditions that have an adverse effect on producing rental housing, promoting new homeownership opportunities, alleviating overcrowding and meeting the needs of under-served population groups, such as large families.

Producing rental units -

The market conditions are such that rental unit production is not adversely effected. Rents are reasonable and the vacancy rate is low. Building construction costs are relatively low allowing new construction and rehabilitation of rental units to be done affordably.

Promoting new homeownership opportunities -

The vacancy rate for single-family housing is very low (1%) as of the 1990 census. A housing vacancy survey for the second quarter of 1999 provided by the U.S. Census Bureau indicates a 1.3% rate for the Midwest, indicating that vacancy rates are still very low. This will keep housing sales prices steady to high and possibly not affordable to lower-income buyers. Information from the Realtors Association of Northeast Wisconsin show that the 1999 average sales price of a residential home in Brown County is \$113,008 and the median published by the state is approximately \$104,000 - \$106,000.

Alleviating overcrowding and meeting the needs of underserved population groups -

The data identifies a lack of sufficient housing for large families and also overcrowded conditions in many units. Large-family units are too scarce, making it difficult to meet the needs. Whenever possible, an attempt is made to convert an illegally converted two-family structure back to a single-family structure with a larger number of bedrooms.

G. Barriers to Affordable Housing

1. Relevant Public Policies

i. Description/Assessment

No public policies have been identified as being an obstruction for the provision of affordable housing. Summarized below are comments regarding a number of potential problem areas:

Local Tax Policies: The City taxes all property equally pursuant to state law. Taxes in the City are relatively low for a city of its size. (approximately \$26.00 per \$1,000 in value).

Land Use Controls & Zoning Ordinances: The City's zoning ordinance allows for all types of housing. Vacant land is available for multifamily, duplex and single family new construction. The existing zoning ordinance contains less restrictive provisions for lot size requirements within older neighborhoods to allow in-fill of new lower cost housing. The City recently rezoned over 6,000 parcels in near downtown neighborhoods to strengthen and stabilize the residential character of the neighborhoods. A problem has been identified with concentrations of CBRF-type facilities in the City as opposed to surrounding communities.

Building Codes and Enforcement: The City of Green Bay has adopted the State building codes for new construction. These codes have not been an obstacle for development of affordable housing in the City. The City operates on a less restrictive state code for rehabilitation of existing housing. Enforcement of building codes has not been an obstacle, but has in fact been a valuable tool for maintaining decent, safe and sanitary residential units. Deteriorating units are identified, and directed to be repaired to an occupiable state. Systematic inspections of near downtown neighborhoods have been implemented to encourage decent, safe and sanitary housing and to extend the useful life.

Fees and Charges: Building permit fees, subdivision charges, etc. are reasonable for a City the size of Green Bay. The City charges \$300 to avoid unreasonable rezoning requests. This figure was established based on a survey of similar sized city's fees. Green Bay has continued to charge reasonable and affordable fees, which do not present a barrier for affordable housing.

2. Court Orders and HUD Sanctions

No court orders, consent decrees or HUD sanctions that would affect the provision of assisted or fair housing remedies have been placed against the City of Green Bay.

H. Fair Housing

The “City of Green Bay Analysis of Impediments to Fair Housing” revealed that the City needs to further investigate the housing issues in the community. It also indicated that education is a key factor in overcoming any impediments that may exist.

The City of Green Bay has hired a part-time Housing Education Specialist position. This position is based out of the East Central Family Resource Center and has hours at the other two established Neighborhood Resource Centers. The position assists individuals, community agencies, housing providers, and others with questions about housing regulations and other housing issues. This includes clinics focusing on tenant rights and responsibilities, presentations to civic and other groups on housing equity, one-on-one assistance and referral, and production of multilingual printed material on housing equity.

The City of Green Bay has provided funding over the past three years to neighborhood resource centers using Community Development Block Grant funds. There are three established resource centers in the City of Green Bay and others in the formation stage. The Green Bay Area Public Schools currently provide space for each of the resource centers within the center’s service area. These centers view children, families, and their neighborhoods as resources for a better tomorrow. Classes are offered before and after school for children. Classes such as “English as a Second Language”, parenting education, and computer skills are taught to adults. In tandem with these classes, we are able to have our Housing Education Specialist provide fair housing information. The position has hours at these centers for one-on-one counseling and referral, as well as presentations.

The Green Bay Area Housing Guide, discreet fair housing business size cards, and a brochure entitled “Landlords & Tenants, Rights & Responsibilities” have been distributed to public outlets. These outlets include the City Clerk’s office, Human Services, Integrated Community Services, the Brown County Central Library and its branches, the Department of Agriculture, Trade and Consumer Protection, and Neighborhood Housing Services. These guides are also distributed at all of our Landlord Training Seminars as well as our Neighborhood Impact meetings. The Green Bay Area Housing Guide covers fair housing issues related to purchasing and renting a home. The business card describes the fair housing law and lists the three agencies and their phone numbers for filing a complaint. The brochure “Landlords & Tenants, Rights & Responsibilities” answers a variety of questions or concerns that are typically confused as fair housing. It also lists the agencies for filing a complaint.

The City schedules Landlord Training seminars four times a year. The program focuses on keeping illegal activity out of rental property through a thorough screening process. This program explains the fair housing law and stresses that all applicants be treated equally and fairly.

The City Police Department has two liaison positions. One to work with the Southeast Asian community and one to work with the Latino community. Community Development Block Grant funds have been used to fund the Latino and Southeast Asian liaison positions. The City now funds the Southeast Asian position and it is expected that the City will also fund the Latino position in the near future. The Housing Education Specialist will provide training to these positions on fair housing law so they can make the necessary referrals.

Hispanic and Southeast Asian Advisory Committees have been formed by Mayor Jadin to enable direct communication and input to City government and local programs. The Housing Education Specialist will be providing training on fair housing law to these committees in the year 2000. A Hispanic Information Fair was sponsored by the Hispanic Advisory Committee. It featured about 45 local organizations with goals of getting in touch with the Hispanic population. The committee felt the best way to get the information out was to bring everyone together under one roof. The Advisory Committee has been contacted to have a booth to provide and distribute fair housing information in the year 2000. An article is included in Appendix C regarding the Hispanic Fair. The Hispanic population of Green Bay has increased dramatically. The 1990 census shows a total population of 1,065 Hispanics. In talking with a University Professor, he said estimates for the Hispanic population is approximately 12,000. The concern is that the new census may not reflect this because many are here illegally. An article is included in Appendix C regarding Hispanic growth in Green Bay. Other activities to promote awareness and understanding of Green Bay's growing diverse population are being encouraged. This past summer, an International Festival was held by On Broadway, Inc. and was well attended.

Brown County has an ordinance for Equal Opportunities in Housing that created the Brown County Commission on Equal Opportunities in Housing which is given the power and duty to enforce equal and fair opportunity in housing for all persons. This body has the power to issue and implement orders and has judicial enforcement and penalties capabilities. In the event of a violation of a Commission order, the Commission may proceed to initiate enforcement in the Brown County Court. There have been no complaints filed thus far in 1999. In 1998, thirty-four inquiries were received. Most of the inquiries were landlord/tenant concerns. Two complaint forms were requested, but not returned. A barrier to filing fair housing complaints has been identified in that the Commission cannot award damages for attorney's fees.

The Planning Department provides staff to the Community Housing Resources Board and Brown County Fair Housing Task Force. The focus of both of these groups is to further fair housing. A Planning Staff member also serves as Secretary of the Brown County Commission on Equal Opportunities in Housing.

The Mayor's Neighborhood Resource Board, an advisory board to the Mayor comprised of 20% minority representation, has initiated its second fund raising campaign in the community. It raised \$600,000 in 1997 and is anticipating raising \$300,000 for the 2000 fund drive. In this fund drive, \$20,000 has been designated toward furthering fair housing. The advisory board has expressed interest in providing these funds to a position or firm that can carry out enforcement related activities, including the possibility of creating a fair housing type council for the Green Bay area.

The Coalition to Promote Respect has made a request for 2000 Community Development Block Grant funds in their efforts to create and operate a Multicultural Center. The purpose of the center is to provide cultural education for the community by creating a meeting place and organizational support to foster the growth and development of organizations representing the diverse people of Green Bay. The Redevelopment Authority has recommended partial funding for this request. This may provide an opportunity to train their staff on fair housing law, so they can make proper referrals.

The fair housing logo is used on all documents associated with housing that are published by this department.

I. Non-Homeless Persons with Special Needs

1. Inventory of Supportive Housing

i. Listed below are the facilities and services that assist persons who are not homeless but who require supportive housing:

Elderly or Disabled:

Mason Manor	153 units
Badger Terrace	120 units
Fort Howard Apartments	96 units
Meadows North	75 units
400 Monroe Plaza	197 units
Port Plaza Towers	147 units
Villa West	170 units
West Bridge Apartments	<u>18 units</u>
TOTAL	976 units

Physically Disabled:

Mirmar Apartments	14 units
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Frail, Elderly and Persons with Disabilities (Community Based Residential Facilities):

Baird Home	20 beds
Bay Alternate Care	20 beds
Bay View Manor	18 beds
Bayland Community Home	8 beds
Bornemanns CBRF	27 beds
Brookside II	8 beds
Care For All Ages (Norwood)	34 beds
Carrington Manor	23 beds
Cedar Creek Adult Care Center	15 beds
Classic Manor	20 beds
Executive Manor	20 beds
Fountainview Elder Care	16 beds
Jackie Nitschke Center	14 beds
Lancaster Manor	15 beds
LSS Diversion Facility	8 beds
LSS Preble House	8 beds
Marla Vista	40 beds
Oaks Fam Care Center – Cari House	6 beds
Oaks Fam Care Center – Christiana	8 beds
Oaks Fam Care Center – Damian Hse	8 beds
Oaks Fam Care Center – Oakland Hse	8 beds
RCDD Mason House	8 beds
RCDD Shawano Ave Apartments	7 beds
Redwood House	6 beds
Schumacher House	<u>6 beds</u>

TOTAL 371 beds

Adult Family Homes:

7 th Street House	4 beds
Ashland Home	3 beds
Kuske Adult Family Care Home	4 beds
La Frank AFH	4 beds
Nordheim Adult Care Home	4 beds
Parkview	4 beds
RCDD Deertrail House	4 beds
Ridges	4 beds
VCS-Clay Street Transitional Home	<u>3 beds</u>
TOTAL	34 beds

Group Homes:

Ethan House I	8 beds
Ethan House II	8 beds
Brown County Shelter Care	<u>20 beds</u>
TOTAL	36 beds

- ii. Service programs for addressing the needs of populations in supportive housing are coordinated through case managers at Brown County Human Services. When clients are housed in private facilities such as group homes or adult family homes, they are provided with a contracted counselor or supportive services. The trend from the State has been to establish three and four bedroom adult family homes instead of group homes.
- iii. To ensure that persons returning to the community from mental and physical health institutions receive appropriate housing, the staff at Brown County Human Services have developed discharge plans. The purpose of the plan is to help the person leaving the institution to find appropriate housing and other specific services they might need.

2. Needs Assessment

i. Populations with Special Needs - Other than Homeless

A. Need for Supportive Housing

Current Estimates:

Area service agencies have identified the following special needs persons:

- Chronically mentally ill (18 - 60 years of age)
- Elderly chronically mentally ill
- Elderly developmentally disabled
- Elderly chronically chemically dependent
- Elderly women who are victims of abuse
- Alzheimer's victims
- Non-elderly disabled
- Retarded adults
- Traumatic Head Injury

Only two of these special needs groups were quantified. One agency stated that it receives 15-20 requests for 2-bedroom, wheelchair-accessible units for disabled persons and 8–10 requests for 3-bedroom family units where a member of the family is disabled. Brown County Human Services has a waiting list of approximately 200 developmentally disabled who need housing facilities. Preferably the housing would be in the form of 3-4 bedroom Community Based Residential Facilities or Adult Family Homes.

The extent of existing services for people with special needs has been identified using the Brown County Aging Resource Center "Plan for Older People" and the Options for Independent Living statistics. Summarized below are services which make it possible for people with special needs to continue to reside in existing housing units. (NOTE: Data reflects county-wide statistics)

<u>Service Provided</u>	<u>Clients Served</u>
Adult Day Care	289
Benefits Specialist Program	1,297
Nutrition Counseling	42
Nutrition Education (group presentations)	24
Alzheimer's Day Care (three facilities)	N/A
Alzheimer's Respite Care	117
Elderly Nutrition Program - Congregate Meals	970
Elderly Nutrition Program - Home Delivered Meals	879
Specialized Transportation and Escort	1,919
Volunteer Service LTC	270
Independent Living Information and Assistance	912
Home Health Care/COP Programs	889
Skill Training Programs	97
Extended Work Services Programs	210
Job Placement Services	150
Adult Life Skills	294
Health Services Counseling	82
Physical Therapy Program	233
Occupational Therapy Program	106
General Volunteer Services	310

J. Community Development Needs

1. Non-Housing Community Development Needs Assessment - Survey Results

As stated above, the City conducted a mail-out survey to determine concerns for a variety of community development issues. A summary of the non-housing community development concerns is as follows:

Neighborhood Problems

Out of 27 responses, 16 people commented on the deterioration of rental housing stock in the near downtown due to lack of landlord attention, including renter selection. Many felt rental housing should be replaced with single-family housing and that houses illegally converted to multi-family should be returned to single-family. Six people felt there should be more enforcement of building code. Three felt more street lighting was needed. Five expressed concern about crime and crime prevention issues. Two respondents felt the maintenance of sidewalks was an issue. Two felt that high-density housing was a problem. Other comments included efforts to further fair housing and landlord training, the creation of green space, neighborhood identity including signage, lighting and landscaping, and the importance of us as a community to develop a sense of unity and purpose within multi-cultural neighborhoods.

Economic Development

Out of 22 responses, six felt that downtown revitalization efforts needed to be continued. Three felt that neighborhood revitalization of the near downtown area needs to occur to encourage downtown revitalization. Six felt more should be done to provide jobs for the low income. Two comments were received on the need for additional parking downtown. Other comments included riverfront development, creation of more green space, development of walking and biking areas to encourage downtown recreation and child care assistance for low income.

Government Services

There were 26 responses in this area with ten respondents requesting park improvements. Five felt streets and sidewalks needed to be maintained. Three comments were received on the need for additional maintenance of alleys and two on replacement of alleys. Five responses were received concerning improved garbage and recycling efforts. Three felt sewer improvements and neighborhood decorative lighting were needed. Other comments included additional street lighting, improved traffic flow, and the need for a beat cop in their neighborhood.

Other

The respondents in this section listed various items including being able to have a cat in public housing, control of children, raising of the minimum wage, business tax breaks, neighborhood revitalization including new housing and rental housing improvements, waterfront development, and efforts to further fair housing, landlord training, and code enforcement.

An entire listing of all responses for the above mentioned categories is attached as Appendix A to this plan.

**SECTION II: HOUSING AND COMMUNITY DEVELOPMENT
STRATEGIC PLAN**

A. Statement of National Purpose

The City of Green Bay has developed this Consolidated Plan in accordance with the following national goals:

Elimination of slums and blight, elimination of conditions that are detrimental to health, safety and public welfare, conservation and expansion of the nation's housing stock, expansion and improvement of the quantity and quality of community services, better utilization of land and other natural resources, reduction of the isolation of income groups within the community and geographical areas, restoration and preservation of properties of special value, alleviation of physical and economic distress, and conservation of the nation's scarce energy resources.

B. Strategic Plan Elements

The City of Green Bay has prepared the following strategic plan which covers the five-year period of 2000 through 2004:

1. Housing and Community Development Resources

i. Housing Resources

a. Federal Programs

The following programs may be available to assist the City in carrying out affordable housing programs:

Acquisition:

- HOME Program
- Community Development Block Grant Program
- Section 108 Loan Guarantee Program
- Housing for the Elderly (Section 202)
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program
- Safe Havens Demonstration Program

Rehabilitation:

- HOME Program
- Community Development Block Grant Program
- Section 108 Loan Guarantee
- Section 108 Moderate Rehab Prog. for Single-Room Occupancy
- Housing for the Elderly (Section 202)
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program
- Safe Havens Demonstration Program
- Public Housing CIAP

New Construction:

- HOME Program
- Community Development Block Grant Program
- Section 108 Loan Guarantee

- Housing for the Elderly (Section 202)
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program
- Safe Havens Demonstration Program

Homebuyer Assistance:

- HOME Program
- Community Development Block Grant Program

Rental Assistance:

- HOME Program
- Shelter Plus Care Program
- Supportive Housing for Persons with Disabilities (Section 811)
- Section 108 Moderate Rehab Prog. for Single-Room Occupancy
- Housing for the Elderly (Section 202)
- Housing Opportunities for Persons with AIDS Program
- Section 8 Rental Voucher Program
- Section 8 Rental Certificates Program

Homeless Assistance:

- Community Development Block Grant Program
- Permanent Housing for Handicapped Homeless Persons
- Safe Havens Demonstration Program
- Section 108 Moderate Rehab Prog. for Single-Room Occupancy
- Section 8 Rental Voucher Program
- Section 8 Rental Certificates Program
- Shelter Plus Care Program
- Supportive Services Only
- Transitional Housing Program

Homeless Prevention:

- HOME Program
- Community Development Block Grant Program
- Supportive Housing for Persons with Disabilities (Section 811)
- Supportive Housing for the Elderly (Section 202)
- Housing Opportunities for Persons with AIDS Program
- Safe Haven Demonstration Program
- Section 8 Rental Voucher Program
- Section 8 Rental Certificates Program

A brief description of these federal programs is provided in Appendix B.

b. Non-Federal Public

i. State Programs

The following programs are available to assist the City in carrying out affordable housing programs:

Acquisition:

- No programs for acquisition have been identified as offered by the state at this time.

Rehabilitation:

- Wisconsin Housing and Economic Development Authority Low Interest Loan Program (Owners)

New Construction:

- Wisconsin Housing and Economic Development Authority New Home Program

Homebuyer Assistance:

- Housing Cost Reduction Initiative Program which provides down payment assistance for first-time homebuyers

Rental Assistance:

- No programs for rental assistance have been identified as offered by the state at this time.

Homeless Assistance:

- Emergency Shelter Program to assist homeless serving agencies with operating costs, prevention activities, essential services, and rehabilitation.
- State Shelter Subsidy Grant Program to assist with up to 50% of an emergency shelter program's annual operating budget.

Homeless Prevention:

- No programs for homeless have been identified as offered by the state at this time.

ii. Local Programs

Acquisition:

- The City of Green Bay has bonded for Neighborhood Enhancement Funds. These funds are used to acquire properties for reasons such as non-conforming use, dilapidated condition, and density issues. These sites may be made available for modular homes using the WHEDA New Home Program.

iii. Private Resources

a. For Profit

Acquisition:

- Local lenders have provided loans for affordable housing projects requiring private matching funds.

Rehabilitation:

- Local lenders have provided loans for affordable housing projects requiring private matching funds.

New Construction:

- Local lenders have provided loans for affordable housing projects requiring private matching funds.

Homebuyer Assistance:

- Local lenders have provided loans for affordable housing projects for first-time homebuyers.

Other than making donations to non-profit agencies providing housing assistance, not-for-profit resources have been identified for rental assistance, homeless assistance or homeless prevention.

b. Non-Profit

Acquisition:

- Habitat for Humanity purchases lots and builds affordable owner occupied homes.

Rehabilitation:

- No resources have been identified at this time.

New Construction:

- Habitat for Humanity purchases lots and builds affordable owner occupied homes.

Homebuyer Assistance:

- Habitat for Humanity purchases lots and builds affordable owner occupied homes and provides a no interest loan to the new buyer.

Rental Assistance:

- No resources have been identified at this time.

Homeless Assistance:

- Numerous churches have purchased houses to be used for family shelters.

Homeless Prevention:

- No resources have been identified at this time.

c. Advisory Board

Acquisition:

- Mayor's Neighborhood Resource Board purchases lots and makes them available as WHEDA New Home sites.

Rehabilitation:

- Mayor's Neighborhood Resource Board offers \$1,000 in grant funds to landlords in neighborhood impact areas who make improvements to their properties according to established guidelines.

The City of Green Bay has bonded for funds to enhance neighborhoods through acquisition of properties that are a detriment to the neighborhood. These sites may be made available for WHEDA new homes, if feasible.

The City of Green Bay has participated in a number of the programs summarized above. Federal programs include HOME, Community Development Block Grant, Section 8 Voucher and Certificates, Public Housing and CIAP. All projects were very successful and have assisted in addressing the affordable housing needs in the city.

ii. Community Development Resources

a. Federal Programs

The Community Development Block Grant Program is the only Department of Housing & Urban Development Program that has been identified as assisting the City in carrying out non-housing community development activities.

b. Non-Federal Public Programs

- State Programs - No programs have been identified as offered by the State at this time.

- Local Programs - No programs are anticipated beyond the annual capital improvement projects throughout the City.

- Private Resources - The City will continue to work with private lenders and developers to encourage additional economic development activities.

Some of the resources proposed to be utilized for the implementation of the Consolidated Plan are expected to leverage other funding sources. Rental housing rehabilitation programs will leverage private investment by each landlord. CHDO organizations conducting rental housing projects will borrow funds from lenders to complete each project. Community development projects will often times require private sector investment to match loan funds. Economic development projects require a 50% minimum private sector match. Other projects may require non-federal funding match, as well. Leveraging of funds will result in project commitment by project owners and increase the number of activities that may be accomplished with the limited federal

resources.

The City has obtained a number of parcels in the central city that will be marketed as prime redevelopment sites for economic development activities. These sites include parking lots as well as vacant land. Notable sites include 15 acres of riverfront property on the City's near west side, two sites on the east side of the Fox River located at the Northeast and Northwest corners of Walnut Street, and approximately a half dozen sites in the Broadway Redevelopment area.

2. Housing and Community Development Objectives and Projects

i. Summary of Five-Year Strategy

a. Housing Strategy

The City of Green Bay's five-year strategy for addressing affordable housing needs includes the following elements:

- ❖ Using acquisition and rehabilitation, and a limited amount of new construction, the City will increase the supply of quality, affordable housing units.
- ❖ Homeownership opportunities programs will be promoted in the City.
- ❖ Lower-income families will benefit from the on-going implementation of rental assistance programs.
- ❖ Public housing units will continue to be maintained at a quality level to avoid loss of units.
- ❖ Affordable housing efforts will include a lead-based paint hazard element to improve the safety of the City's housing stock.
- ❖ Rehabilitation and new construction projects for affordable housing will include energy efficiency elements which will lower overall housing costs.
- ❖ Affordable housing rehabilitation, rental assistance, and other programs will be tailored to meet the needs of large families, elderly and persons with special needs. New construction of units will be considered for meeting the needs of persons with disabilities.
- ❖ Affordable housing programs will provide households living in overcrowded conditions the opportunity to find suitable units or to construct/rehabilitate existing units to meet their needs.
- ❖ Affordable housing programs will be designed in such a manner as to minimize displacement of households.

- ❖ Rental assistance vouchers/certificates will provide for increased housing choices throughout the community, including within and outside areas of minority and low-income concentrations.
- ❖ The City will work with agencies providing supportive service assistance to secure available funding for households with special needs.
- ❖ Agencies providing programs and/or facilities for the homeless meeting the objectives of the Consolidated Plan will be supported by the City.

b. Community Development Strategy

The City of Green Bay's five-year strategy for addressing community development needs includes the following elements:

- ❖ Infrastructure within the older neighborhoods needs to be replaced.
- ❖ Parks serving lower-income neighborhoods need to be improved to provide facilities equivalent to those in other parks which meet the American Disabilities Act accessibility requirements.
- ❖ Blighted structures located within older neighborhoods need to be rehabilitated and/or demolished to permit new infill construction.
- ❖ Redevelopment of the central business district must continue to strengthen the City's overall economic and social fabric.
- ❖ Creation of additional jobs with priority given to jobs paying above minimum wage within the community, in particular jobs for lower-income households, is needed to maintain the City's economic growth.
- ❖ Crime prevention activities are needed to improve safety within the central City neighborhoods and commercial areas.
- ❖ Public service activities serving lower-income people need to be offered at readily accessible locations.

ii. Priority Housing Needs

Priorities for allocating Federal, State, local, and private resources.

- a. Basis for assigning relative priorities among the various geographic areas.

The concentration of low and moderate income and minority is within the central city. This is also true for the older housing structures. Since

these sub-populations have a great need for affordable housing assistance, rehabilitation/acquisition activities will be focused within these areas.

Insert Housing Needs

New construction activities will not necessarily be located within the central city. Location of such projects will be determined based on special needs of the occupants, as well as costs and other factors. Scattered sites for housing will be a desirable criteria for project location.

- b. Basis for assigning relative priorities among extremely low income (ELI), very low income (VLI) and low income (LI) households.

Priority ratings are identical for extremely low income, very low income and low income households. The housing needs analysis shows that the lowest income households are most likely to occupy units having housing problems. Programs addressing the needs of ELI, VLI and LI therefore, received the highest priority. Both rental and owner housing occupied by ELI, VLI and LI show a great need not only in percentage of ELI, VLI and LI occupied units, but also in numbers of households.

- c. Basis for assigning relative priorities among different activity types.

Highest concern is for rehabilitation, rental assistance, and support facilities and services for elderly, homeless, and disabled for ELI, VLI and LI. These needs were very evident from discussions with service agencies. The need for subsidized housing projects for ELI, VLI and LI elderly seems to be met by existing projects, as evidenced by the decrease in the number of persons on waiting lists as indicated by housing providers. The need for services that enable elderly to live independently, such as home health care and other support facilities, such as Adult Family Homes, does not seem to have decreased. The housing needs section of this plan emphasized the need for these housing activities. Additionally, a high concern has been identified for new construction and rental assistance for persons with special needs. Again the housing needs section of this report is the basis for such a concern.

A moderate need for rental housing new construction and acquisition for ELI, VLI and LI is supported by the fact that the existing low income housing units are old and in many cases deteriorating to the point where acquisition and rehabilitation, or replacement with new construction will be necessary.

Rental assistance has been identified as an important need because such assistance meets the needs low income occupying a wide variety of household types.

Elderly, small related and large related renter needs were a frequently stated concern of service agencies providing input. Evidence of this need was presented above and documented by the increasing demand for Section 8 assistance and increasing median rents (45% increase between 1980 and 1990). The Brown Housing Authority has, as estimated above, 119 Green Bay households on the Section 8 waiting list. Section 8 recipients are 32% elderly, 58% small family, and 11% large family.

Another high priority is for existing owners. Assisting owners in a way that will allow them to afford to continue to occupy their units is important. This is evidenced by the number of LMI and LI owners occupying housing having housing-related problems. Additionally, service agencies voiced concern with the number of recently divorced, single-parent and fixed-income, elderly homeowners who may lose their home because of insufficient funds to maintain their property.

Minority needs for small and large family units are priorities. Since the City has structurally sound housing units, rehabilitation/acquisition is deemed to be the most

effective means of meeting the minority needs. Acquisition with rehabilitation will be a more likely choice for providing the needed large-family units.

High Priority: Low-income (0 to 30%, 31% to 50% and 51% to 80% of MFI) "Elderly, Small Family and Large Family" renters (combined grouping)

i. Analysis

1990 Census data show that renter households consisting of elderly, small family and large family are living in units with housing problems. Sixty-seven percent of the large family low-income tenants live in units containing housing problems and elderly at 52%. Small family households have 37% living in housing with problems, which although a smaller percentage constitutes, over 2,000 units with problems.

The Section 8 waiting list is a good indicator of housing needs. It shows 2 bedroom (42%) and 3 bedroom (20%) units as significant needs. These units would be occupied by the small family households.

The availability of units for these households is quite limited. A rental unit's vacancy rate of 4.4% indicates the need to maintain the existing housing stock to compliment private development of new housing units.

Low-income (below 80% MFI) elderly households have not only a need for housing but often times, support facilities and services as well. Input from agencies serving the elderly indicated a need for support services such as meals programs, visiting nurses, etc. for elderly persons. Simply providing a housing unit is not always adequate to meet the needs of the elderly.

ii. Strategy Development - Investment Plan

Activities: Comparing the housing problems of the low-income households to the housing available shows a need to rehabilitate the existing housing stock. The older units tend to be more affordable and should be preserved through rehabilitation.

Units of all sizes need to be preserved to meet the needs of the elderly, small family and large family households presently occupying housing in need of repair.

Also needed is rental assistance for these households to make the housing affordable. This is especially true for the very low-income (less than 50% MFI).

Finally, elderly support services need to be sought by those agencies best equipped to administer them. Meals programs, visiting nurses, counseling, etc. are all needed services for some elderly if they are to be able to occupy affordable housing.

Programs: The following programs and resources may be pursued over the upcoming 5 years:

1. Rehabilitation

Federal: HOME; Community Development Block Grant
State: Weatherization program; WHEDA Loan Program
Local: No programs anticipated
Private: Matching bank loan funds for rehabilitation activities

2. Rental Assistance

Federal: HOME; Section 8 Certificates/Vouchers; Moderate Rehab
State: No programs anticipated
Local: No programs anticipated
Private: No programs anticipated

3. Support Facilities & Services

Federal: The City will support applications by agencies for such federal funds
State: The City will support applications by agencies for such state funds
Local: Brown County Aging Resource Center
Private: No funds anticipated

Target Date for Completion

Funds estimated for these project activities are expected to be expanded on an annual basis and completed within 5 years.

High Priority: Low-income (0 to 30%, 31% to 50% and 51% to 80% of MFI) "Existing Homeowners" (combined grouping)

i. Analysis

Low-income homeowners are much more likely to reside in housing having problems. 1990 Census data show that they are 2 to 3 times more likely to experience housing problems than the City as a whole.

Notably, one of every five lower-income elderly households lives in a house having problems.

The vacancy rate for owner occupiable units is very low, indicating minimal opportunities for homeowners to move from a house having problems into a problem-free home.

ii. Strategy Development - Investment Plan

Activities: The relationship between low-income (below 80% MFI) owner needs and poor housing conditions is quite evident. Rehabilitation assistance is needed to allow the present homeowners to make the sometimes costly repairs needed to assure their occupancy of housing free of problems.

Programs: The following programs and resources may be pursued over the next 5 years:

1. Rehabilitation

Federal: HOME; Community Development Block Grant

State: Weatherization program; WHEDA Loan Program
Local: No programs anticipated
Private: Matching bank loan funds for rehabilitation activities

Target Date for Completion

Funds estimated for homeowner projects will be expended annually with completion within 5 years.

High Priority: Low income (0 - 30%, 31% - 50% and 51% - 80% MFI) "All Other Households" renters (combined grouping)

i. Analysis

Census data for 1990 shows this sub-group of renters to be one of the largest in total numbers with a high percentage living in housing with problems. "Other Households" having incomes below 80% MFI total 5,406 and constitutes the largest sub-group of renters followed by small family (4,239), elderly (3,485) and large family (982). The percentage of those households living in units with housing problems is very high for extremely low-income under 30% MFI (92%) and very low-income 31% - 50% MFI (65%). Although the percentage of other low-income (51% - 80% MFI) renters living in units with problems is not high (15%), the number of those households is significant (1,654) and therefore, is a high priority for affordable housing assistance.

ii. Strategy Development - Investment Plan

Activities: Programs need to be developed and continued to address the needs of low-income rental households. Rehabilitation of the existing housing inventory will be continued and expanded if resources are available. Also, rental assistance payments will be sought to offset the cost burden of the lower income households. These two types of programs are expected to be available throughout the next five years and will be useful in meeting the needs of some of the low-income renters.

Programs: The following programs and resources may be pursued in the coming 5 years:

1. Rehabilitation

Federal: HOME; Community Development Block Grant
State: Weatherization program; WHEDA Loan Program
Local: No programs anticipated
Private: Matching bank loan funds for rehabilitation activities

2. Rental Assistance

Federal: Section 8 Certificates/Vouchers
State: No programs anticipated
Local: No programs anticipated
Private: No programs anticipated

Target Date for Completion

Application for funds to conduct these activities will be considered on an annual basis. Projected accomplishments will be completed within 5 years if funds are available.

High Priority: Low-income (51% - 80% MFI) " Homebuyers Assistance" owners, with children and all others (combined grouping)

i. Analysis

Census data from 1990 shows that a high percentage of low-income (less than 80% MFI) households are experiencing a housing cost burden. CHAS Table 1C shows that 83% of the rental households earning less than 30% MFI and 65% of those earning between 31% - 80% MFI have a housing cost burden in excess of 30%. As incomes increase, the number of households experiencing a cost burden over 30% of income drops significantly to 2% for renters. The potential for low-income tenants to afford to purchase and maintain their own home seems slim until incomes reach the 51 – 80% of median income.

ii. Strategy Development - Investment Plan

Activities: Homebuyers assistance is beneficial to households that can afford not only to purchase but also maintain a house. Homeownership is strongly encouraged in our near downtown neighborhoods. Therefore, a high priority ranking has been selected for this type of program. The City may pursue first-time homebuyer program funds to offer assistance to those households having the financial ability to manage housing costs.

Programs: The following programs and resources may be pursued in the coming 5 years:

1. Homebuyers Assistance

Federal: HOME; Community Development Block Grant

State: Housing Cost Reduction Initiative Program

Local: No programs anticipated

Target Date for Completion

Funds estimated for these project activities are expected to be expended on an annual basis and completed within 5 years.

iii. Priority Homeless Needs

Needs of the homeless was mentioned frequently by service agencies. Although a decrease in the number of homeless persons has occurred over the past five years due to a low unemployment rate, preventing renters and homeowners from losing their units coupled with provision of support facilities and services appears to be the appropriate means for ministering to the needs of the homeless population and efforts to reduce homelessness.

Homeless Needs

Programs that will assist in the prevention of individuals and families from becoming homeless include:

CDBG and HOME Rehabilitation Loan Programs - Provides deferred rehabilitation loans to low and moderate income homeowners making it possible for them to maintain their home.

Section 8 Certificate/Voucher Program - Reduces housing costs for low-income renters to 30% of their income making rents affordable.

Additionally, the City will continue to work with the Brown County Task Force on Homelessness and the Brown County Task Force on Affordable Housing and Homelessness as well as other homeless serving agencies to monitor the need for transitional housing, outreach/assessment and emergency shelters and services.

iv. Priority Non-Housing Community Development Needs

Insert

Community

Needs

Insert

Community

Needs

Insert

Community

Needs

A. Five-Year High Priority Objectives:

Listed below and summarized on are the high priority non-housing community development objectives for the City of Green Bay:

1. Public Improvements

- * Develop a visually attractive city.
- * All Green Bay citizens should have equal access to the significant natural features and resources of the community.
- * Encourage the development of aesthetic and visual amenities within the City.
- * Improve the quality of man-made environment in residential neighborhoods, the Central Business District, and other commercial areas.
- * Preserve historically or architecturally significant buildings, sites or areas.

2. Public Facilities

- * Provide and maintain community parks with recreation facilities to accommodate residents of all ages and physical disabilities.
- * Provide easily accessible, well-maintained parks and playgrounds within convenient walking distance from all area residential neighborhoods.
- * Upgrade the public utilities and facilities in neighborhoods which are experiencing general deterioration.
- * Sidewalks should be provided that connect residential areas to major activity centers.
- * Provide a full range of neighborhood facilities and services within safe and easy access to residential areas of the developed and planned future neighborhoods.

3. Public Services

- * Provide social services for neighborhood and family development, minority and cultural assimilation, youth development and crime prevention.
- * Provide neighborhood day care and after school programs for children of single-parent families or families where both parents must work.

4. Economic Development

- * Encourage the retention and orderly expansion of existing industry and develop and maintain an environment which is

attractive to new business and industrial development.

- * Encourage cooperation between private enterprise and the public in the planned redevelopment of deteriorated or under-utilized areas of the City.

B. Rationale for Selecting Priorities

Input has been received from a number of sources as to priority non-housing community development needs. Included are discussions with personnel from the City Department of Public Works, Building Inspection Office and the Department of Parks, Recreation and Forestry. Items such as sidewalk replacement and reconstruction of alleys were identified by the Department of Public Works. The need to upgrade and renovate the aging near downtown city park facilities was noted by the Park Department.

The City Council and the City's Redevelopment Authority have developed a number of plans for improving the central city, including tax incremental financing district plans and the Downtown Design Concept Plan. Implementation of activities in conformance with these plans is a high priority.

The City's Economic Development Authority has begun capitalization of an economic development revolving loan program to assist in creating jobs and to be competitive with other communities in retaining Green Bay businesses as well as securing new firms. While the economy has been good and jobs have been created, creating unskilled jobs or jobs that provide training to unskilled that have a higher pay scale, is desirable to meet the needs of the low-moderate income persons. Continuing this program is of importance to the stability of the local economy.

Results of the Consolidated Plan Survey confirm the community development priorities. A number of comments were received identifying needs for neighborhood improvements (sidewalks, parks, etc.), economic development programs and downtown redevelopment. Also of importance to the people responding to the survey was a need to reduce crime in the City.

A combination of survey results, as well as professional input, has led to setting of the community development priorities for this plan.

v. Other Special Needs Populations

Handicapped and others with special needs have been identified as households with priority needs. Specific need has been identified for 3-4 bedroom adult family homes for the mentally ill and retarded.

High Priority: Non-Homeless Persons with Special Needs

i. Analysis

Information provided by a variety of agencies serving clients with special

needs strongly and consistently noted the need for housing to meet their clients housing needs.

Areas of special needs as stated in the needs section of this plan include chronically mentally ill, elderly chronically mentally ill, elderly developmentally disabled, elderly chronically chemically dependent, elderly women who are victims of abuse, Alzheimer's victims, non-elderly disabled, retarded adults and traumatic head injury persons.

Rehabilitation of existing units will be needed to help meet this objective. Retrofitting homes with handicap accessibility features, CBRF characteristics, etc. can help address some of these needs.

Because of the special physical and mental limitations of these people, existing housing can only meet a portion of the need. New construction may be necessary to provide the special housing environment required.

Special needs persons also experience problems with affording to continue to occupy housing because of their low-income status resulting from their disability. Agencies have stated that rental assistance allows some clients to live independently although disabled.

Special needs people often need support services and facilities. Agencies involved with the special needs clients see a great need for supportive services and facilities which give their clients the opportunity to live a more "normal" lifestyle.

ii. Strategy Development - Investment Plan

Activities: As stated above, rehabilitation and some new construction will be needed to alleviate some of the housing shortage for the special needs persons. Rehabilitation will be the most cost effective method but can not meet the needs of all special needs persons. Therefore, new construction of housing for special needs people is a high priority as well as rehabilitation.

Also needed is rental assistance for special needs persons which will provide them the opportunity to live somewhat independently yet affordably.

Programs: The following programs and resources may be pursued in the coming 5 years:

1. Rehabilitation

- Federal: HOME; Community Development Block Grant
- State: Weatherization program; WHEDA Loan Program
- Local: No programs anticipated
- Private: Matching bank loan funds for rehabilitation activities

2. Acquisition

- Federal: HOME; Community Development Block Grant
- State: No programs anticipated

Local: No programs anticipated
Private: Matching bank loan funds for related rehabilitation activities

3. New Construction

Federal: HOME; Section 811; Section 202
State: No programs anticipated
Local: No programs anticipated
Private: Matching bank loan funds for related project activities

4. Rental Assistance

Federal: Section 8 Certificates/Vouchers
State: No programs anticipated
Local: No programs anticipated
Private: No programs anticipated

5. Support Facilities and Services

Federal: The City will support applications by agencies for such federal funds
State: The City will support applications by agencies for such state funds
Local: No programs anticipated
Private: Many non-profit agencies have been successful in raising resources for special needs clients (i.e. United Way, United Cerebral Palsy, etc.)

vi. Anti-Poverty Strategy

The potential for a significant impact on reducing the number of households living in poverty through housing programs is limited. Social, economic, political and other environmental influences need be addressed for substantial success. Improving the housing environment as provided in this plan will be a small part of addressing the poverty issue.

The following goals, programs and policies have been established to guide the City to assist in reducing the number of households with incomes below the poverty line through its affordable housing initiatives.

Goal: Provide decent, affordable housing units to the lowest income segments of the community which will allow those households to concentrate on improving their financial situation.

Programs: Rental and owner-occupied rehabilitation programs including CDBG and HOME. These programs allow owners to continue to occupy their homes by providing an affordable means to repair their house and provide choice of affordable rental units. Both programs give emphasis to benefits to very low-income households.

Rental assistance through the Section 8 and HOME programs reduces the housing cost burden to the client and provide the household locational choices which may benefit them through

improved proximity to employment opportunities.

Policies: Rehabilitation programs will emphasize benefits to the lowest income households.

Low-income deconcentration through the use of Section 8 will be promoted to provide households more choice in housing location.

Rental assistance programs will follow local preferences and maximize the benefit to the lowest income households.

The City will coordinate its anti-poverty housing strategy with other programs and services by continuing to communicate with them. Wisconsin Public Service, Integrated Community Services, Mutual Housing Association of Brown County, and Neighborhood Housing Services of Green Bay have been informed as to City programs and how they can relate to their programs to maximize the benefits to those families in poverty. This communication will continue.

The City will continue to pursue other resources to improve the housing conditions of lower income households. Matching private sector funding, state programs and non-profit commitments to housing will continue and attempts made to expand these contributions.

Job creation efforts of the Economic Development programs will be targeted to the lowest income households. Coordinating Downtown Redevelopment efforts with the revolving loan fund program and the State's development zone tax credit program will be promoted to again maximize benefits to low-income households.

The Redevelopment and Housing Authority's are the administering bodies for the City housing programs. The Brown County Housing Authority provides programs within the City also. All three authorities are located within the same department and therefore communication and coordination are continuous.

The Authorities' staff is in continuous contact with the County Health and City Building Inspection Departments which is valuable in the successful implementation of housing programs.

The City will continue to work closely with the housing related agencies such as Neighborhood Housing Services, Integrated Community Services and Mutual Housing Association of Brown County as they implement sub-grants for the City.

Communications will continue with other housing related agencies through city staff attending relevant meetings and sitting on boards of directors.

vii. Public Housing

A. Management and Operation

The Green Bay Housing Authority manages 203 public housing units which does not require the preparation of a Comprehensive Grant Program. Therefore, no formal management and operation plan has been prepared.

Management of the Mason Manor elderly housing project is handled by City-hired staff. The administrator is located in City Hall with three on-site staff managing the day-to-day activities.

Management of the 50 units of scattered site public housing is handled under contract by Integrated Community Services. The City anticipates continued management on a contract basis.

B. Living Environment

As stated above, the City does not have a plan for the Comprehensive Grant Program. No formal plans to improve the public housing living environment has been prepared. Significant remodeling and upgrading has recently been accomplished on all public housing units. Future needs will be addressed each year.

C. Homeownership

The City does not plan to initiate a program to encourage public housing residents to become owners of their public housing units.

viii. Lead-Based Paint Hazard Reduction

Over the next five years, the City will continue to inform rehabilitation loan recipients (owner, landlord and non-profit) of the importance of eliminating lead-based paint hazards. Lead-based paint notices will be provided to inform the recipients of these funds of the dangers of lead-based paint and their obligations under the particular loan program.

The City will also monitor lead-based paint hazard legislation as it becomes available and take the actions necessary to comply.

ix. Institutional Structure and Intergovernmental Cooperation

A. Description

1. Public Institutions:

City of Green Bay - Will be the grantee for many of the affordable housing and community development funding programs (i.e.. HOME, CDBG, etc.) and will provide the primary governmental support needed to implement programs.

Redevelopment Authority of the City of Green Bay - Administers the CDBG Program and HOME Program for the City of Green Bay.

Department of Public Works - Administers public infrastructure programs for the City.

Department of Parks, Recreation & Forestry - Administers park and parkway facilities and programs for the City.

Economic Development Authority - Administers the City's economic development revolving loan program.

Housing Authority of the City of Green Bay - Administers public housing City of Green Bay.

Brown County - Will be the primary grantee for affordable housing grants for Brown County. A number of those programs will provide affordable housing benefits within the City of Green Bay. Also, the County operates the County Human Services, General Relief Program, Mental Health Center, and other services that will be valuable components in assisting persons/families to afford housing.

Housing Authority of Brown County - May be a direct applicant for affordable housing program funds as appropriate. Also, will administer the Section 8 Certificates/Vouchers for Brown County, 75% of which are used in the City of Green Bay.

2. Non-profit Organizations:

Listed below are non-profit agencies that have worked with the City on various community development and housing related programs and/or have provided input for this plan:

Curative Rehabilitation Center, Inc. - Administers programs for the disabled.

Association for Retarded Citizens, Inc. - Administers programs for retarded citizens.

Neighborhood Housing Services of Green Bay, Inc. - Conducts a minor home repair program for low-income homeowners in the near downtown City older neighborhoods. Acquires properties and rehabilitates them for renter occupancy to low-moderate income households. Offers downpayment/closing cost assistance to homebuyers. Serves as an information and referral service for its service area.

Family Violence Center, Inc. - Operates a shelter for battered persons and provides related counseling.

Mirmar, Inc. - Owns and manages a number of low income rental housing units in the City. Also, owns and manages a 14-unit housing for the disabled project.

Cooperative Living Complex, Inc. - Provides a supported residential facility at a reasonable cost while allowing and encouraging the most independent lifestyle possible for quadriplegics.

Brown County Task Force for the Homeless, Inc. - Identifies needs of the homeless and assists and coordinates community organizations which provide homeless services.

Crossroads - Homeless shelter.

Salvation Army - Provides temporary shelter facilities and related food/meal programs for homeless.

St. Vincent De Paul - Provides temporary shelter for homeless.

Habitat for Humanity - Constructs low-income, owner-occupied housing.

United Hmong Association of Brown County, Inc. - Has provided counseling assistance to Southeast Asian people in obtaining affordable housing.

Hmong Association of Brown County, Inc. – Provides counseling assistance to Southeast Asian people which may include affordable housing counseling or referral.

Mutual Housing Association of Brown County, Inc. - Owns and manages a number of affordable housing units in Brown County, some of which are located in the City of Green Bay.

Downtown Green Bay, Inc. - Actively involved in downtown redevelopment issues.

NEW Shelter, Inc. - Manages homeless shelter facility.

3. Private Industry:

Listed below are some of the private business/industry that have been involved in affordable housing projects of various types:

Wisconsin Public Service - Have provided energy saving assistance to property owners ranging from furnaces and insulation, to energy audits and low interest loans.

Financial Institutions in the Housing Cost Reduction Initiative:

Associated Kellogg Bank
Bank One
First Northern Savings Bank
Firststar Bank/Green Bay
Knutson Mortgage
M&I Bank
North Shore Bank
Norwest Banks
Prime Federal

x. Reduction of Barriers

As detailed in Section I (g) above, no barriers have been identified as a result of public policies. Therefore, no strategies will be initiated to eliminate barriers at this time. Should barriers be identified in the future, strategies will be

considered.

3. Coordination

Listed below is a description of how the City will coordinate various resources to achieve the Consolidated Plan objectives.

i. Affordable Housing Objectives

Within the public institutions, the interrelationship is quite clear cut. The City's Redevelopment Authority and Housing Authority, as well as Brown County Housing Authority, are administered under one Executive Director with program implementation handled by shared staff. The Redevelopment Authority will be responsible for much of the physical, brick-and-mortar type programs including acquisition, rehabilitation, and construction. The Housing Authorities will administer the soft programs including Section 8, Public Housing, elderly housing, etc.

The City staff has maintained ongoing communication with non-profits through the Interagency Council, Brown County Task Force for the Homeless, United Way and similar service related meeting groups. Contact between these non-profits is also facilitated by these meetings. Additionally, the City has been involved in a number of housing related projects which has benefited from the assistance of non-profit agencies. Examples include:

- Construction of a recreation/training facility at the Curative Workshop
- Emergency Shelter Grant assistance to the United Amerindian Center
- Exterior Housing Repair Program with Neighborhood Housing Services
- Shelter rehabilitation funding for the Family Violence Center
- Providing a site for the Mirmar handicapped housing facility
- Rehabilitation loan for the Mutual Housing Association apartments

Private industry has also been active in many past housing projects. Wisconsin Public Service has provided weatherization assistance for the public housing project as well as many individual rehabilitation projects. The financial institutions have made commitments to expand their involvement in improving the affordability of housing by their participation in downpayment assistance programs and provision of matching rental rehabilitation loans to landlords.

This interrelationship between the public, non-profit, and private industry is expected to continue and improve as Consolidated Plan strategies are implemented.

ii. Non-Housing Community Development Objectives

Coordination within City government has produced many successes in attaining community development objectives in the past and this cooperation is expected to continue in the future. Contracting and public works activities are coordinated through the Department of Public Works. Park projects are handled by the Department of Parks, Recreation & Forestry. Economic development activities are carried out by the Economic Development division. Neighborhood projects and downtown redevelopment efforts are a primary responsibility of the Redevelopment Authority.

In many instances, a project requires the joint input of numerous departments. Historically, coordination is handled through the Redevelopment Authority staff which has proved to be a successful method for completing projects in the most cost effective and efficient manner.

Coordination with other local governments will be accomplished by public notification of meetings which may be of interest to those entities. Meeting agendas will be made available to all surrounding jurisdictions through the City agenda packet process.

Resource coordination is primarily handled by the Redevelopment Authority and Housing Authorities as the administrators of the federal and state grant programs. The coordination of government programs with private lenders, developers and non-profits have resulted in many successful community development projects. This cooperation is expected to continue and be expanded as needed.

4. Citizen Comments

As part of the Consolidated Plan preparation, a number of public notices were published and one public hearing held. Copies of the public notices are included in Appendix H.

Comments received at our Public Hearing are included in the minutes of the meeting and follow this page. Comments received have been addressed within our Consolidated Plan.

Minutes

Minutes

Sign-In

SECTION III. ACTION PLAN: ONE YEAR USE OF FUNDS

SECTION III. ACTION PLAN: ONE YEAR USE OF FUNDS

A. Community Development Block Grant (CDBG) Program

The following "Listing of Proposed Projects" forms provide a concise description of each CDBG project expected to be funded during 2000:

Additional Community Development Block Grant Submission
Information:

CDBG Resources for 2000	
2000 CDBG Grant	\$1,025,000
2000 Estimated Program Income	
Revolving Loans	\$170,000
TOTAL	\$ 170,000
Previous Program Income	\$ 0
Urban Renewal Surplus	\$ 0
Return of Grant Funds	\$ 0

Float-Funded Activities

No float-funded activities are planned at this time.

CDBG Certifications

Certifications for the 2000 CDBG Program may be found in Appendix E.

B. HOME Program

Description: HOME funds will be used for two types of projects (see attached forms). Single-family, owner-occupied housing rehabilitation will be conducted by the Redevelopment Authority of the City of Green Bay. Non-profit organizations and/or Community Housing Development Organizations (CHDO) are expected to use HOME funds to acquire, rehabilitate, and lease rental units. These projects address the housing priorities as stated in the Consolidated Plan, including:

Priority #1: Low-Income (0 to 30%, 31% to 50% and 51% to 80% of MFI)
"Elderly, Small Family and Large Family" renters

Priority #2: Low-Income (0 to 30%, 31% to 50% and 51% to 80% of MFI) "All Other Households" renters

Priority #1: Low-Income (0 to 30%, 31% to 50% and 51% to 80% of MFI)
"Existing Homeowners"

The projects may address the homeless priority as has taken place in the past, but those project details are not set at this time.

Locations: Projects may be done City-wide with preference to the selected impact neighborhoods.

Lead Agencies: As stated above, the single-family, owner-occupied rehabilitation will be administered by the Redevelopment Authority. Lead agencies for other projects has not been determined at this early date.

Monitoring: Daily monitoring will be conducted by the lead agency for each project. Overall program compliance monitoring will be handled by the Redevelopment Authority.

Additional HOME Submission Requirements:

Projected 2000 HOME funds:

Est. 2000 HOME Grant	\$600,000
Est. 2000 Program Income	\$ 0
Previous Program Income	<u>\$ 0</u>
Total Funds Anticipated	\$600,000

Resale Provisions:

The City does not plan to invest 2000 HOME funds in a first-time homebuyer program. Should the City decide to amend its use of funds in the future, property guidelines will be prepared for resale of affected properties.

Tenant-Based Rental Assistance:

The City does not plan to invest 2000 HOME funds in a tenant-based assistance program. Should the City decide to amend its use of funds in the future, proper guidelines will be prepared for resale of affected properties.

Other forms of Investment:

The City does not plan to use other forms of investment.

Affirmative Marketing:

Listed below are the affirmative marketing elements for the HOME Program.

HOME PROGRAM EQUAL OPPORTUNITY AND FAIR HOUSING

1. Equal Opportunity and Fair Housing

The City will conform with the requirements of Federal Fair Housing Act 42 USC 3601-20, with Executive Order 11063, and with Title VI of the Civil Rights Act of 1964, 42 USC 2000d, and adhere to the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975; and on the basis of handicapped status, as stipulated under 42 USC 6101-07 and 29 USC 794, respectively. The City will also comply with Executive Order 11246, the regulations of the Order under 41 CFR Chapter 60 and the requirements of Section 3 of the Housing and Urban Development Act of 1968, as set forth in 12 USC 1701u.

The City prohibits owners/investors of HOME assisted units from discriminating against prospective or current tenants on the basis of their receipt of, or eligibility for housing assistance under any Federal, state or local housing assistance program, or except for a housing program for elderly persons, on the basis of such tenants having minor child/children living with them, for the period of affordability following the completion of HOME assisted activities.

This prohibition shall be expressed in an agreement signed by the City and each owner/investor stipulating the owner's/investor's compliance with the prohibitions and enforced by a property title lien for the outstanding amount of the HOME financial assistance from the date of rehabilitation work completion through the period of affordability.

2. Equal Opportunity in Contracting

The City will conform with the requirements of Executive Orders 11625, 12432, and 12138, to achieve equal opportunity contracting objectives by encouraging the use of women and/or minority owned or controlled enterprises in HOME Program projects.

The City will use the "Wisconsin Directory of Minority-Owned Businesses" and other similar reference documents in the solicitation of firms to provide service and construction activities under the HOME Program. All HOME related contracts entered into by the City will include a requirement for affirmatively marketing to service providers and contractors.

The City will also keep records of their effort to encourage minority and women owned businesses to participate, and the extent to which they have been used in HOME funded projects.

AFFIRMATIVE MARKETING PROCEDURES
(5 or more units)

1. Informing the public, owners, and potential tenants about Federal Fair Housing Laws and the City's affirmative marketing policy.

The City will use the Equal Housing Opportunity logo in all press releases for the HOME Program. Also, the Green Bay Area Community Housing Resources Board (CHRB), Neighborhood Housing Services of Green Bay, Inc., Hmong Association of Brown County, Inc., United Hmong Association of Brown County, Inc., and the United Amerindian Center, Inc. will be notified of the HOME Program and the City's equal opportunity and fair housing commitments.

2. Requirements for owners of HOME assisted projects.

The owners of HOME assisted projects will be required to include the Equal Housing Opportunity logo in all ads soliciting tenants. Integrated Community Services, Inc. (ICS) will be a valuable resource for identifying potential tenants. ICS conducts its activities under its existing Equal Housing Opportunity policy which has been proven very successful for their many housing related programs, including the Section 8 Program.

Agreements with owners of HOME funded projects will include non-discrimination and affirmative marketing requirements. Owners will agree not to discriminate against potential tenants and to affirmatively market units in their project(s).

3. Procedures to be used by owners of HOME projects to reach persons not likely to apply for housing.

The Integrated Community Services will be instrumental in identifying applicants in the housing market area who are not likely to apply for the HOME assisted units without special outreach. Also, owners of HOME assisted projects will be referred to minority serving agencies such as Neighborhood Housing Services, Hmong Association of Brown County, Inc., United Hmong Association of Brown County, Inc. and the United Amerindian Center, Inc.

4. Record requirements for HOME affirmative marketing actions.

The Redevelopment Authority of the City of Green Bay will retain documentation on file to show actions taken to affirmatively market the HOME Program and tenant/owner solicitation. Documentation may include copies of public notices, letters to minority service organizations, and letters to housing service agencies. Additionally, the Redevelopment Authority will maintain records of all technical assistance provided to owners and/or tenants.

HOME project owners will be required to submit to the Redevelopment Authority, on request, reports which indicate efforts taken to implement Equal Housing Opportunity objectives, including copies of notices (and use of Fair Housing logo), letters, flyers, etc. used by the owner to encourage minority occupation of HOME assisted units.

5. Affirmative marketing success assessment.

Owners of HOME assisted projects will be asked to keep a record of tenant applicants,

including data on minority and female head-of-household applicants. Owners will be asked to complete a HOME occupancy report and submit said report to the office of the Redevelopment Authority.

This information will be collated by the Redevelopment Authority and assessed to determine the effectiveness of the Equal Housing Opportunity procedures and compliance with the affirmative marketing terms of their HOME Program agreement. If an owner fails to comply, the Redevelopment Authority staff will provide technical assistance to the owner in an attempt to improve performance. In the event the owner continues to fail to comply with the affirmative marketing requirements, the following actions will be considered:

- *Owner will be deemed ineligible for future participation in the HOME Program;

- *Organizations which support fair housing efforts, i.e., ICS, NHS, and CHRB, will be notified of the owner's fair housing negligence;

- *Evidence of the owner's violating the Fair Housing and Equal Opportunity Laws will be forwarded to the appropriate enforcement officials for investigation.

HOME Program Certifications:

Certifications for the 2000 HOME Program may be found in Appendix G.

C. Other Programs

The City may apply for funds to implement community development and housing programs which are in compliance with the goals and objectives of this Consolidated Plan. Possible federal programs include Section 8 Vouchers and/or Certificates and CIAP. The City will also support applications by other entities to seek funds to carry out programs which are in conformance with the Plan as shown below.

U.S. Department of Housing and Urban Development
 CPD Consolidated Plan
 Support of Applications by Other Entities Report

Funding Source by Other Entities?	Support Application
A. Formula/Entitlement Programs	
ESG	N/A
Public Housing Comprehensive Grant	N/A
B. Competitive Programs	
HOPE 1	N
HOPE 2	N
HOPE 3	N
ESG	Y
Supportive Housing	Y
HOPWA	N
Safe Havens	N
Rural Homeless Housing	N
Sec. 202 Elderly	Y
Sec. 811 Handicapped	Y
Moderate Rehab SRO	Y
Rental Vouchers	Y
Rental Certificates	Y
Public Housing Development	Y
Public Housing MROP	Y
Public Housing CIAP	Y
LIHTC	Y

D. Homelessness

The Consolidated Plan has identified two priority needs with respect to homelessness: shelter for families and support services which will assist people in moving out of their homeless situation. A project entitled Hill House Facade Renovation is anticipated to be funded in 2000 for renovations to a homeless shelter. The City will support applications by agencies pursuing funds to conduct homeless activities.

E. Anti-Poverty Strategy

During 2000, the City will offer rehabilitation loans to owners and landlords which will be targeted at extremely and very low income households. This will assist the lowest income households by improving their living environment in a manner which will not increase their housing costs. This will also preserve the affordable housing stock within the City.

Job creation projects will mandate that new job openings be made available to be filled by lower-income persons. Finding these people jobs will result in them being able to afford housing in the community.

The extent to which these efforts will reduce the number of people in poverty is difficult to estimate. Job creation efforts should assist 20 households with 60% of those being low and moderate income. An estimated two (2) households will be at poverty level at time of hire. The CDBG and HOME rehabilitation programs will assist an estimated 20 rental units and 100 owner units. Although no families are expected to be elevated out of their poverty status, an estimated 8 rental and 10 owner poverty level households will receive benefits.

F. Coordination

The City's Redevelopment Authority as the administering division for the CDBG Program will coordinate all project activities. Departments implementing CDBG projects will work with the Authority to assure program compliance and to maximize accomplishments. Service agencies' activities funded under the CDBG program will be monitored by the Redevelopment Authority to assure maximum cooperation between public and private entities.

Attached as Appendix D is the 1999 CIAP Budget, which lists the public housing improvements, proposed for the upcoming year. These activities are expected to improve the management and operation of public housing and improve the living environment of its residents. The Green Bay Housing Authority will conduct CIAP activities with the contracting assistance of the City Department of Public Works.

The City does not plan to evaluate lead-based paint hazards in the community, but will provide lead-based paint hazard information to recipients of rehabilitation loans as a means to reduce such problems.

G. Certifications

Certifications for the Consolidated Plan, Community Development Block Grant Program and HOME Program, may be found in Appendices E, F, and G, respectively.

APPENDICES

Appendix A: Survey Results

REPORT ON SURVEY RESULTS

When drafting the Consolidated Plan, we are strongly encouraged to contact all “stakeholders” within the community, i.e. persons who could take advantage of the Federal program money that the City receives. We decided to contact these stakeholders by sending out surveys to the various persons who could contribute to or benefit from this funding source.

The City mailed out approximately 575 survey forms with a cover letter of explanation. Twenty-nine people responded. In 1997, the City selected two impact neighborhoods in a comprehensive revitalization effort. Three more impact areas have been selected since then. Several planning meetings and surveys were conducted with each impact area. The neighborhood prioritized revitalization activities for their neighborhood. The surveys returned during our mailing seem to support the same types of activities identified during our impact neighborhood planning process.

This survey was mailed to:

- Rehabilitation Loan recipients
- Social Service agencies
- Economic /banking industries
- Minority-based organizations
- Alderspersons
- Green Bay School board members
- Principals of target area schools
- Brown County Housing Authority
- Green Bay Housing Authority
- Neighborhood Housing Services of Green Bay, Inc.
- Federally-assisted housing project managers
- Elderly housing project managers
- Green Bay Police/Fire Department heads
- Department of Public Works
- Park Department
- Inspection Department

The survey was an open-ended questionnaire that allowed the respondents to openly discuss the areas of concern that were outlined in the survey.

The topics on the survey were split into five community development areas:

- Neighborhood problems/suggested improvements
- Economic development (job creation, downtown revitalization, etc.)
- Government services (parks, streets, alleys, etc.)
- Housing needs (single-family, rentals, homeless needs, special needs, i.e. physically challenged, elderly persons, etc.)
- Other

NEIGHBORHOOD PROBLEMS/SUGGESTED IMPROVEMENTS

1. "Houses illegally converted to multifamily; noisy congregations of people disturbing neighbors; absence of lawns; public drunkenness."
2. "Include fencing in the budget of each house to be put up before anyone moves in. We have had minor problems with theft and graffiti to the property. I think the Resource Center and the beat cops and the Neighborhood Watch programs have been very important here."
3. "Approximately three years ago, the property at 1001 Shea St., became tenant only occupied, rather than owner/tenant occupied. There are three units on a 50' X 125' lot. Since then I have had several problems with the renters and their guests at this address. The problems range from parking in and blocking my driveway, no one shoveling or clearing snow from the sidewalks, unmown grass, obnoxious weeds, to mounds of garbage stacked inside the garage, (door hanging open), and garbage stacked outside the building itself. The last 1-1/2 years I've put up with the upper tenant's dog barking continuously, almost non-stop. This dog has been in my yard several times, digging holes and not allowing people to enter or leave my home. I have spoken to the landlord and the renter on several occasions, and they are rude and obnoxious. They don't seem to care. The police and animal control are aware of these problems I've had with these people and their animals. This past Saturday while sitting in my yard with company, we witnessed squirrels and mice running from the garbage filled garage to the front unit's tree, through the back unit's driveway. This is disease-carrying vermin, I have a very young child, and I'm quite concerned. We have listened to loud offensive "Rap" music at all hours of the day and night, very often right in front of my house or in my driveway, as most of their guests park in front of my house rather than their own. I feel the combination of lack of maintenance, along with the disrespectful attitudes of both the landlord and renters greatly decrease the value of my property. I bought my house and have worked very hard to improve it, using the resources provided by the City and also several thousand dollars of my own money. I have spoken with several of my neighbors who feel very much as I do, most of our problems come from the rentals with the landlords who just don't care, (**Slum Lords**). I feel I am fighting an uphill battle with the slum conditions that reside right next door to me. I would like some help and greatly appreciate my letter being included in your consolidated plan."
4. "Landlords that don't keep up their rental property. We have to, why shouldn't they?"
5. "Careless ownership of rental properties. Landlords that do not put effort into keeping their properties and yard in decent, clean, well-kept fashion, i.e. slum lords. Plant more trees."
6. "Run down, poorly maintained rental housing. Needs paint, siding, stoop repair, and lawn care."
7. "More street lighting on Jefferson St. Need more reasonable insurance rates for health insurance for individuals who are 50+ and are not eligible for Medicare or Medicaid. My individual health insurance costs over \$100 a month and doesn't cover much, (don't have dental or eyeglass coverage; big chunk out of a paycheck)."
8. "Keep drugs off the street and our schools."
9. "Loans for the rehab of inner city homes, returning them to single family dwellings, rather than having the problem of absentee landlords who let the properties run-down."
10. "What I see as I drive down St. Clair St. are several homes that detract from the efforts of others to improve the neighborhood. This is so typical of many areas due to "lazy" landlords and tenants. Enforcement of city codes should be taken to the owners of

- property. This is a problem in a lot of areas.”
11. “Stiffer penalties for robbery, burglary, assault, etc; police should walk around and get to know the citizens; enforce speed limits better-Bader St. is terrible; try to avoid concentrations of minorities (if possible?); police should “check-in” with people who are loitering to find out who they are and why they are loitering; more police patrols – try to stop car break-ins and house break-ins.”
 12. “To many rentals and in these rentals the people do not work, they sit around all day and drink beer. The landlords do not keep up the rentals and they look terrible. The City should crack down on these landlords and make them fix up their houses and not let these kind of people in these rentals. I bet the insides of these houses look as bad as the outsides do.”
 13. “Many of the houses around me are all two family rental units for low or no-income people. Theft, break-ins, etc. have been happening all year. Four times to my garage so far.”
 14. “Need to solve the problems of rental properties, such as five or six cars parked in driveways, boats in front yards, lawns overgrown, etc. This devalues everyone’s property and is an eyesore.”
 15. “Better lighting at night. Landlords doing better, but a number are not. Can anything be done?”
 16. “The community police in our neighborhood continually address what once were ongoing problems – now, they are short lived. So, now it’s mostly the outdated image we struggle with. The perception of the central city as a good place to live and raise a family.”
 17. “Near-west: sidewalk improvement through grant, sidewalks are cracked and uneven, unsafe for walking. Many people in these neighborhoods cannot afford replacement costs.”
 18. “NEWFHC recommends that Green Bay include in its next 5 year consolidated plan sufficient funding, 2-2.5% of its CDBG award, for fair housing education and enforcement activities. These funds should be used to foster public/private efforts to incorporate fair housing into all of Green Bay’s CDBG and HOME funded programs. There should be strong emphasis on cross agency training and collaboration on fair housing. There should be a strong and necessary component for victim advocacy and enforcement referral. Industry participation should be required in all planning phases. Green Bay should require that all new buildings pass a separate inspection to ensure that 1988 accessibility requirements are met. And finally, Green Bay should use CDBG funds to foster housing counseling and mobility program to assist persons wishing to make pro-integrative racial and economic moves.”
 19. “Continue efforts at substantial housing rehab and sale to first-time owners. A more aggressive approach to clearing non-rehabable and over-crowded properties and sites.”
 20. “Blighted, high density housing – removal and rehab; poor streets and sidewalks – replacement; poor lighting – additional lighting; neighborhood apathy/involvement – formation and support of Neighborhood Associations.”
 21. “Too much density; bad landlords and renters; more inspection of homes inside and out; more police enforcement of city ordinance not covered by Inspection.”
 22. “Play area for children living in adult apartments. Also for teen-agers.”
 23. “Still need higher percentage of homeownership, good progress though.”
 24. “The creation, maintenance and preservation of green areas throughout Green Bay is vital to the continual development and progress of the community. Existing areas need to be developed and maintained as either multi-use areas or wilderness areas and restrictions, such as those restricting access to mountain bikes and snowmobiles should be enacted or enforced if already enacted.”
 25. “Substandard housing – we have upgraded some, but many are not up to code; absentee

landlords – Inspection Department needs to enforce housing and garbage codes. Neighborhood has garbage on curbs all week. Gives this area a bad image when people enter Green Bay downtown; better lighting throughout; park improvement going along, but slow; tear down some more of slum houses and put in single family homes. People deserve decent housing without being intimidated by absentee landlords; expand the Park by using some of the old Norwood yards and saving historical buildings.”

26. “Continue efforts to organize Neighborhood Associations, Neighborhood Watch, and crime prevention efforts. Create neighborhood identity with lighting, landscaping, and signage. Access to riverwalk and pedestrian trails.”
27. “Fire frequency and severity is inversely related to “neighborhood” socio-economic background and stability of the family. It is important for us as a community to work with multi-cultural neighborhoods to develop a sense of unity and purpose within the neighborhood.”

ECONOMIC DEVELOPMENT

1. "Neighborhood businesses in downtown neighborhoods (groceries, bakery, etc)."
2. "Don't tear down neighborhoods to put up businesses (hotels, apartment buildings, waterparks). My neighborhood has come a long way in just ten years. Don't cut that short or give up on us. We are vital to the community too. We move here because we can't afford to go anywhere else."
3. "The first step to bringing business downtown is the 'beautifying' of the residential area surrounding the businesses. Clean up the housing and yards and you'll attract entrepreneurs."
4. "More parking areas downtown. More jobs with health benefits included for low income workers."
5. "Help more with the child care of low income people, so the working mother can get on her feet."
6. "A grocery store – the viability of our downtown and people living here depends on one!"
7. "Doing a great job with downtown, keep it up! Hire prisoners to do unskilled labor tasks; help minorities find jobs, so they don't turn to crime to make a living."
8. "These people should work. I don't know how they pay the rent and drink beer all day long. I think they must be getting some kind of help, maybe the City could send people out to talk to these types of people and help get them a job."
9. "This low income people need jobs of some sort, so they stop stealing to feed their families."
10. "The packing plant on Henry St. should not be allowed to expand further. There are problems with odors and traffic on corner of Henry and Basten."
11. "Somehow we have to keep families downtown! I really believe if the schools die, so do the neighborhoods."
12. "We are near to employment. What I would like to see is incentive given to businesses located in the central city to make their exteriors more attractive by landscaping or facade enhancement. Improvements such as these would make a statement to the neighborhood that it's a worthwhile investment."
13. "Support riverfront development like Baltimore area; way to help Port Plaza revitalize; parking ramp for downtown employees; good walking and biking areas to encourage exercise and recreation downtown."
14. "More green space downtown."
15. "Not enough main thorough fares to access the downtown areas. Too much traffic on narrow and congested streets. Need more street light coordination to ensure traffic flow."
16. "Creation of neighborhood based business to serve the needs of near downtown residents."
17. "More development on Main Street."
18. "Continue downtown revitalization in Green Bay, involve citizens when possible."
19. "Port Plaza Mall is high risk right now. Focus on its long term viability."
20. "The long term economic survival of the community requires both job creation and a downtown revitalization."
21. "On Broadway has not extended into our neighborhood, so Broadway businesses have been ignored. We are not a part of Broadway, even though it is in our Association. Need to be a viable part, not two separate groups; creating jobs for low income in area; we have a Resource Center at 1st Presbyterian Church that needs help. We have a diverse neighborhood and classes could be held there as English as Second Language, activities for all kids, computer classes, informational classes of every subject. Many possibilities for

all low to moderate income families.”
22. “Program to train disadvantaged youth to learn housing rehabilitation trades.”

GOVERNMENT SERVICES

1. "Keep streets and alleys clean of litter; review park improvements with neighborhoods."
2. "I don't understand why I can't park on the street in front of the house. If meter maids could chase criminals – crime would vanish! We have lighting in the alleys but what about on the street?"
3. "Alleys need to be swept and also plowed better in the winter. Also, some sidewalks are in need of fixing."
4. "The impact area of Navarino II (VanBuren – S. Jackson St. and Walnut to Chicago St) needs a sizable park to allow safe access and activities for smaller children. Children are forced now to cross busy streets to access St. Johns, Joannes or Whitney Park."
5. "Our park (St. James) is wonderful! We have city band concerts and is a well-utilized park. Also, has lots of trees for shade."
6. "Make the parks a better place for the kids of all ages. Have some teen dances in summer for the kids."
7. "A way for people living downtown to recycle; pick up in alleys rather than on our main streets."
8. "Thanks for improving Bader St.; try to reroute traffic through non-residential areas (e.g. Bader St. is incredibly busy); we have a good park system – almost too good – don't spend too much money on parks – use it elsewhere; continue to improve the water front on the Fox River – great asset."
9. "I think the parks in the neighborhood are great; the brush could be trimmed in the alleys, also there are a lot of cars that speed thru the alleys. I live with an alley behind me. I see this all the time."
10. "Johannes Pool & Park is excellent to keep kids out of trouble. They advertise teen nights, but when asked when, they tell the kids they don't know and tell them to go to City Hall!"
11. "Mather Heights Park basketball court needs repair. Only one handicapped ramp on south end, two on north. Need handicapped paths to baseball and basketball areas."
12. "Some of the streets in the Danz School area flood every time there is a heavy rain. This is the old Preble area and sewer systems need to be improved. The Park is well-maintained."
13. "We need to have more green spaces for children to play."
14. "Wherever streets, curbs, sidewalks, etc. have been improved, it causes people to upgrade, rehab, paint, and clean up their homes. Parks, green spaces, and areas under bridges or overpasses need to be beautified with seasonal interest landscaping to create interest in the central city – to be drawing card. So many areas could be beautified with some creativity."
15. "Would be nice to have a really nice park downtown."
16. "Sidewalks in good repair and well lighted to encourage walking; add bike and walking paths and lanes on streets/parks; bike racks and lockers downtown."
17. "A more aggressive approach to street and alley replacement in inner city neighborhoods. Alleys are often overlooked and in poor condition."
18. "Blighted high density housing – removal/rehab; poor streets/sidewalks – replacement; poor lighting - additional lighting; neigh apathy/involvement – formation and support of Neighborhood Associations; park improvements – additional parks created; garbage removal – policy change or new procedure needed in near downtown neighborhoods, specifically large item pick-up."
19. "More parks; fix streets and sidewalks."
20. "Continue recycling education, why smash boxes?"
21. "I'd say they are in pretty good shape for the most part. Some parks could be in better

locations, but what do you do about that?"

22. "All types of infrastructure (i.e. – pavement, sewer, water, sidewalk, etc.) should be maintained and repaired to continue providing satisfactory service to the community."
23. "The creation, maintenance and preservation of green areas throughout Green Bay is vital to the continual development and progress of the community. Existing areas need to be developed and maintained as either multi-use areas or wilderness areas and restrictions, such as those restricting accesses to mountain bikes and snowmobiles should be enacted or enforced if already enacted."
24. "Our park is progressing slow; need decorative and security lighting throughout area; many alleys need repair; trees planted on streets – flowers; garbage code enforced; need a beat cop in our area. We lost one and the other is involved at Tank School area – too big. Need someone to walk the neighborhood and talk to the kids, etc, prevent problems, crime prevention; some of our problem housing is city owned – tenant problems – drugs, etc. We really do not want more apartment houses run by the city in our neighborhood."
25. "A need for infrastructure improvements in near downtown neighborhoods – sidewalks, alleys, street paving, mini sewers; neighborhood identity lighting and signage."
26. "We need to expand and enhance the delivery of people based programs through out the community, multi-departmental programs, Police/Fire/Parks, have shown very positive results. We may need to look at developing our fire stations as neighborhood resource centers."

HOUSING NEEDS

1. "There are some areas at the transition from the downtown neighborhoods to the downtown businesses that could be considered for elderly housing or other special needs."
2. "I think all housing should be single family if possible. I work hard and the last thing I want when I get home is to hear the people upstairs running across the floor or up and down the steps or listen to their music until all hours – or maybe on a Friday night I want to be a little loud and obnoxious without offending my neighbors! Plus, who shovels, who parks where? What about the porch or the basement?"
3. "More handicap parking."
4. "More WHEDA type single family modular homes to replace dilapidated rental housing in our neighborhood. Large areas of run down housing, perhaps a block face, could be made available to developers if improvement of a block or neighborhood is needed; enforce housing code violations to encourage use of community development dollars."
5. "People contact list or services that you can call to get projects done around the yard or home at reasonable prices for the low income homeowners."
6. "Make landlords fix their rent unit, like they made homeowners; make loans for low to moderate income homeowners for repair of their home."
7. "We see a need for sleeping room only dwellings like the YMCA used to have – however, these must be strictly monitored – not like the hotel above Rev's Brass Rail."
8. "Work with Brown County Homebuilders to publish a comprehensive list of rental properties in the GB area – or talk to "Start Renting" (www.startrenting.com); more affordable housing for the elderly; provide assistance to first time homebuyers."
9. "I think the City should build big rentals for the low income people and keep a close eye on the rentals so they don't get trashed out. I think it is great the City is buying old houses and taking them down and put new houses up or just leave the lot empty."
10. "Landlords need to be a bit more cautious before renting. There have been wild parties, adult acts performed in cars near my home in the alley. This was a nice neighborhood when I moved here, but am currently looking for another home to buy because of the neighbors are irresponsible drinkers and adult kids."
11. "Automatic doors on nursing home San Luis; more rental property for disabled."
12. "Renters need to be held accountable for trash and garbage in their yards."
13. "Purchase loan incentives and very low interest loans for rehab is a must; property tax credit for rehab would help. What a shock and disappointment that after installing siding our taxes went way up."
14. "Green Bay should require that all new buildings pass a separate inspection to ensure that 1988 accessibility requirements are met."
15. "Continue efforts at substantial housing rehab and down sizing (conversion back to single family homes). Continue and expand neighborhood-targeting efforts."
16. "More large single family houses needed; more single room occupancies needed."
17. "More single family; better rental units."
18. "I think apartment owners in Green Bay should promote a building committee to meet on a regular basis to show needs of the building. This is a good help for owner if set up in right way."
19. "Don't congregate a single demographic group. Mixed residential is desirable to the extent possible."
20. "All residents of Green Bay should be entitled to a decent, safe and affordable housing. While the homeless in the community present the greatest need, it is also important that the City act as a code enforcer to ensure a minimum level of quality in rental housing."

21. "More single family homes/turn the rentals back into single family that landlords have divided to fill their pockets with housing allowance; also, some rentals are in terrible shape."
22. "Rehabilitation of affordable rental housing; homeownership financing (loans); acquisition, substantial rehabilitation resale efforts for homeownership; promote homeownership in partnership with rental assistance."

OTHER

1. "Why can't I have a cat??? I pass every single inspection with an excellent – haven't I earned a few brownie points? I don't have to go on and on about how therapeutic a pet can be – do I? Maybe you could start a bonus points thing..."
2. "Children walking the streets late night."
3. "Would like to see the minimum wage raised as it sure is hard to make ends meet at \$5.00 an hour and especially if you pay rent and other bills and have to carry own health insurance."
4. "Tax breaks or loan help for people to utilize the spaces above their businesses – turning them into living space, etc. "
5. "Mayor Jadin might want to go out into the community and knock on doors to meet the citizens and find out what their concerns are."
6. "I would like to see my neighborhood cleaned up more, also get these people that are not working get them jobs. If you would like to talk to me about the neighborhood please call thanks."
7. "Changing the zoning on some of the East Side neighborhoods is too late to control multi-units in what was once single family homes. Should have been done years ago."
8. "We need to let children know to stay out of other peoples' yards."
9. "We need to get rid of the mentality that we can't do anything beyond what's absolutely necessary because it will be vandalized. The central city will be whatever you expect it to be. If you see the beauty, the oldness of the trees, the historical value and see it as just needing a little make over, it can be beautiful and be able to attract new homeowners. But the City has to get rid of the utilitarian low maintenance mentality by putting money into the budget for landscaping, decorative lighting, roller blade/bike paths, things that people go to the suburbs for."
10. "Fire drills should be held in apartments; teach residents how to use equipment and report the equipment."
11. "Continue to give option of new housing in downtown area. Not everyone wants to renovate. A "new" home is still a dream of some."
12. "Green Bay has a magnificent waterfront but has, to date, largely dedicated it to industrial development. Efforts need to be made to reclaim sections of this waterfront for the public and significant efforts to be made to make the Fox River and the bay area environmentally safe and generally accessible to the public along its length."
13. "We are trying to bring this area out of a decline and are finally improving the area but we need more help with redevelopment of some rentals into single family; to market our area as a good place to live; realtors are not positive about area; encourage more people to apply for low interest loans; do some marketing in the neighborhood; bring all cultures together. Find out what their needs are; we hoped for a grocery store but not at the expense of tearing down good single family homes on Maple St., we don't need a store that large. Who's idea was that? We are in the process of looking into preventing destroying those homes."
14. "Efforts to further fair housing; landlord training; code enforcement – sanitary housing code and occupancy code; review garbage collection enforcement recycling – litter collection; police background check for landlords."

Appendix B: Description of Federal Programs

Federal Program Resources for Housing and Community Development

Program Summary	Eligible Applicants	How Awards are Determined
<p>HOME</p> <p>Flexible grant program; participating Jurisdictions decide how to use money for:</p> <ul style="list-style-type: none"> Acquisition Rehabilitation New construction Tenant Based Assistance (TBA) Home Buyer Assistance Planning Support Services 	<ul style="list-style-type: none"> States Cities Urban Counties Consortia 	<p>Formula and competitive grants: 1% of the total is set aside for Indian tribes, of the Remaining funds: 60% goes to local government; 40% goes to state</p> <p>All participating jurisdictions must have a HUD-approved Consolidated Strategy and Plan for Housing and Community Development.</p>
<p>HOPE 1: (Public Housing Homeownership Program)</p> <p>Assistance to provide affordable Homeownership for residents of public And Indian housing. Eligible activities For planning grants include:</p> <ul style="list-style-type: none"> Replacement housing Development of resident councils Counseling Training and technical assistance Underwriting feasibility studies Preliminary architectural work Development of security plans <p>Eligible activities for implementation Grants include:</p> <ul style="list-style-type: none"> Rehabilitation Replacement reserves Legal fees Relocation Economic development activities Administrative and operating costs 	<ul style="list-style-type: none"> Resident Management Corporations Resident Corporations Cooperative Associations Public or Nonprofit Organizations Public bodies or agencies Public Housing Authority Indian Housing Authority <p>Joint applications may be made.</p>	<p>Competitive Grants: applications are accepted in Response to Notices of Fund Availability (NOFA) Published regularly in Federal Register.</p> <p>Planning grants fund preliminary activities leading to homeownership. Maximum amount is \$200,000. Do not require a match for funding.</p> <p>Mini planning grants are available.</p> <p>Implementation grants support actual cost of developing the housing. The overall amount of implementation grants are not capped; some eligible activities are capped. Require a local match from Non-Federal sources.</p>
<p>HOPE 2: (Homeownership of Multifamily Units Program)</p> <p>Assistance for developing homeownership opportunities for low-moderate income persons through the use of multi-family rental properties. Eligible activities for <u>planning grants</u> include:</p> <ul style="list-style-type: none"> Development of resident councils Counseling Training and technical assistance Underwriting feasibility studies Preliminary architectural work Development of security plans <p>Eligible activities for <u>implementation grants</u> include:</p> <ul style="list-style-type: none"> Rehabilitation Replacement reserves Legal fees Relocation Economic development activities Administrative and operating costs 	<ul style="list-style-type: none"> RMCs RCs Cooperative Associations Public or Nonprofit Organizations Public bodies or agencies PHAs IHAs <p>Joint applications may be made.</p>	<p>Competitive Grants – submit application for:</p> <ul style="list-style-type: none"> Planning grant to develop homeownership programs Maximum planning grant:: \$200,000 Maximum Mini Planning grant: \$100,000 <p>Implementation grant; must provide Non-Federal matching funds that are at least 33% of the grant amount. The maximum implementation grant: 120 x FMR</p> <p>(may be larger if > 250 units)</p>

Acquisition

Program Summary	Eligible Applicants	How Awards are Determined
<p>HOPE 3: (Homeownership of Single Family Homes Program)</p> <p>Financial assistance for homeownership. Eligible activities for planning grants include:</p> <ul style="list-style-type: none">Feasibility studiesTechnical assistance for grant recipientsResearching the availability of propertiesPreparing applications for implementation grantsProgram planning <p>Eligible activities for implementation grants include:</p> <ul style="list-style-type: none">Acquiring and rehabilitating propertyAssisting homebuyers in purchasing unitsEconomic development to promote self sufficiency of homebuyersAdministrative costsReplacement reservesHomebuyer outreach selection and counseling	<p>Private non-profit organizations</p> <p>Public Agencies</p> <p>Cities</p> <p>States</p> <p>Counties</p> <p>PHA/IHAs in cooperation with a private non-profit or cooperative</p>	<p>Competitive grants: submit application for:</p> <p>Planning grant, competing in national pool, to develop homeownership programs cannot exceed \$100,000</p> <p>Implementation grants, competing in regional pool, to carry out approved homeownership programs. Max grant is 3 mil.</p>
<p>Community Development Block Grant (CDBG) Program</p> <p>Grant program.</p> <p>Urban communities choose to do:</p> <ul style="list-style-type: none">Neighborhood revitalizationEconomic developmentProvisions of improved community facilitiesPrevention and elimination of slumsActivities aiding low and moderate income families	<p>Metro cities</p> <p>Urban counties</p>	<p>Formula/Entitlement:</p> <p>A specific amount of total fiscal money is set aside for special programs. Of the remaining amount, 70% of CDBG FY\$ is allocated to metro cities/urban counties, balance to States.</p> <p>Appropriation amount is determined by a statutory formula, which uses measurements of need.</p>
<p>CDBG Non-Entitlement for States and Small Cities</p> <p>Grant program.</p> <p>Low Income communities choose to do:</p> <ul style="list-style-type: none">Neighborhood revitalizationEconomic developmentProvisions of improved community facilitiesPrevention and elimination of slumsActivities aiding low and moderate income families	<p>All 50 states and Puerto Rico</p> <p>States distribute funds to smaller (non-entitlement) communities according to priorities and allocation systems established by the State.</p>	<p>A specific amount of total fiscal money is set aside for special programs. Of the remaining amount, 30% of CDBG appropriation is allocated to Non-Entitlement areas based on a formula.</p>

Program Summary	Eligible Applicants	How Awards are Determined
<p>CDBG (Section 108 Loan Guarantee)</p> <p>Allows CDBG communities to use their CDBG funds to guarantee loans/notes for development projects.</p> <p>Eligible activities include: Real property acquisition Rehabilitation of publicly owned real Property Housing rehabilitation Relocation, clearance, and site Improvements Interest payments on guaranteed loan and issuance costs of public offerings Debt service reserves</p>	<p>Metro cities and urban counties that receive entitlement grants</p> <p>Non-Entitlement Communities in states Administering CDBG</p>	<p>Entitlement</p> <p>CDBG rules apply. Applicant pledges current and Future CDBG funds as principal security for loan guarantee.</p>
<p>Low-income Housing Preservation Program</p> <p>Financial incentives to: Retain project subsidized housing projects whose federal assistance is expiring. Sell to purchaser that will keep it for low-income persons</p>	<p>Owners of low-income Housing RCs Non-profit organizations State or local agencies Any entity that agrees to maintain low-income affordability restrictions</p>	<p>Competitive grant.</p>
<p>Shelter Plus Care Program</p> <p>Grants for rental assistance that are offered with support services to homeless with disabilities.</p> <p>Rental assistance can be: <u>Section 8 Moderate Rehabilitation (SRO)</u> – project based rental Assistance, administered by the Local PHA with State or local government application. <u>Sponsor-based Rental Assistance (SRA)</u> – provides rental assistance through an applicant to a private non-profit sponsor who wins or leases dwelling units in which participating residents reside. <u>Tenant-based Rental Assistance (TBA)</u> – grants for rental assistance <u>Project-based Rental Assistance</u> - grants to provide rental assistance through contracts between grant recipients and owners of existing structures</p>	<p>States Units of local government Indian tribes PHAs</p>	<p>Competitive grant: funds are awarded in a nationwide competition. Submission dates for applications established by NOFA. HUD criteria give priority to homeless needs.</p> <p>Support services must match rental assistance and must be provided by Federal, State, local government, or private sources.</p>

Program Summary	Eligible Applicants	How Awards are Determined
<p>Supportive Housing for Persons with Disabilities (Section 811)</p> <p>Funding to expand housing with supportive services: Group homes Independent living facilities Intermediate care facilities</p> <p>Two types of financing: <u>Capital advances</u> based on the Development cost limits published in Federal Register <u>Project rental assistance</u> to cover the Difference between the HUD approved operating costs and 30% of residents adjusted income</p>	<p>Private, non-profit organizations</p>	<p>Competitive grant; an application for a Section 811 fund reservation is made to the appropriate HUD Field Office in response to a published invitation.</p>
<p>Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)</p> <p>Funding to provide rental assistance on behalf of homeless individuals in connection with the moderate rehabilitation of SRO dwellings. Resources to fund the cost of rehabilitating the dwellings must be from other sources. Funding can be used for: Operating expenses Debt service for rehabilitation financing Monthly rental assistance</p> <p>Units must need a minimum of \$3,000 eligible rehabilitation.</p>	<p>PHAs IHAs Private non-profit organizations</p>	<p>Grants are awarded based on need and ability to undertake SRO program through a nationwide competition. In their application, PHAs must identify sponsors of proposed projects, structures to be rehabilitated, sources of acquisition and funding, and a plan for supportive services. Submission dates are established through NOFA.</p>
<p>Supportive Housing of the Elderly (Section 202) Program</p> <p><u>Capital advances</u> to private, nonprofit sponsors to finance elderly housing That also offers supportive services. The non-interest bearing advances are Based on development cost limits Published periodically in the Federal Register.</p> <p><u>Project rental assistance</u> covers only the difference between the HUD approved cost per unit and the amount the resident pays. No money can go for debt service.</p> <p>Funds can be used for: Acquisition Rehabilitation New construction Rental assistance Support services</p>	<p>Private, non-profit and consumer cooperatives</p>	<p>An application for Section 202 fund reservation is made to the appropriate HUD Field Office in response to a Published invitation.</p>

Program Summary	Eligible Applicants	How Awards are Determined
<p>Emergency Shelter Grants (ESG) Program</p> <p>Grants to improve the quality of existing emergency shelters and to increase the number of developing shelters for the homeless.</p> <p>Funds can be used for:</p> <ul style="list-style-type: none"> Renovation Conversion of buildings Rehabilitation Essential social services Operating costs, but not staff payroll 	<p>States and Puerto Rico Formula cities Urban counties Territories</p> <p>To be eligible, the applicant must have an approved Con Plan.</p>	<p>Program funds are awarded to grantees in proportion To previous year's CDBG allocation.</p> <p>Metro cities and urban counties are eligible if their allocation is greater than .05% of funds appropriated (if not, funds are added to state's allocation)</p> <p>1% set-aside for tribes and Alaskan villages</p> <p>Units of general local government may distribute part or all of their funds to non-profit recipients. States must distribute all of their funds to units of local governments or non-profit organizations.</p>
<p>The supportive Housing Program</p> <p>Grants to public and private non-profit Entities to promote the development of supportive housing and services. funds can be used for:</p> <ul style="list-style-type: none"> Acquisition Rehabilitation New construction under limited circumstances Leasing of structures Operating costs Supportive services costs 	<p>States Metro cities Urban counties Government entities Indian tribes Private non-profit Corporations Local governments Community mental health associations that are public non-profit organizations</p>	<p>Competitive grant through national selection. Submission dates are established by NOFA.</p> <p>Grants for operating costs are up to 75% for the first two years and 50% for the next three years.</p> <p>Recipients must match funding for acquisition, rehabilitation, and new construction with an equal amount from other sources.</p>
<p>Housing Opportunities for Persons With AIDS Program (HOPWA)</p> <p>Two types of grants, entitlement and competitive, for housing assistance and supportive services for low-income persons with AIDS or related diseases and their families.</p> <p>Funds can be used for:</p> <ul style="list-style-type: none"> Acquisition, rehabilitation, conversion lease, and repair of facilities New construction Project-based or tenant-based rental assistance Planning Support services Operating costs Short term rent, mortgage, and utility payment Administrative expenses Other proposed activities (for competitive grant only) 	<p><u>Entitlement grants</u> Eligible states and qualifying cities for eligible metropolitan Statistical areas (MSA) with the largest number of cases of AIDS</p> <p><u>Competitive grants</u> State and local Governments and non-profit organizations</p>	<p>Entitlement, formula grants</p> <p>Competitive grants based on (1) special projects of national significance submitted by states, local governments, and non-profit organizations, and (2) projects not qualifying for entitlement.</p> <p>For all grants, HUD considers:</p> <ul style="list-style-type: none"> Applicant's capacity Need for the project Appropriateness of housing and supportive services Extent of leveraged public and private resources <p>HUD will publish a NOFA.</p>
<p>Department of Energy (DOE)/Other Energy Programs</p> <p>Funds can be used for:</p> <ul style="list-style-type: none"> Rehabilitation New construction 		

Program Summary	Eligible Applicants	How Awards are Determined
Public Housing Comprehensive Grant		
<p>Funds can be used for:</p> <ul style="list-style-type: none"> Rehabilitation Planning 		
Safe Havens Demonstration Program	States	Competitive grants, submission dates will be established by NOFA.
<p>Grants to provide very low-income housing for homeless persons with serious mental illnesses</p>	<p>Local government Private and public non-profit organizations</p>	<p>Total assistance may not exceed \$400,000 in any 5 year period.</p>
<p>Funds can be used for:</p> <ul style="list-style-type: none"> New construction Acquisition Rehabilitation Leasing assistance Low-demand support services Outreach activities for eligible persons Operating costs 		<p>Funds must be equally matched.</p>
Rural Homelessness Grant Program	Private non-profit Organizations	Submission dates will be notified by NOFA.
<p>Grants for providing direct emergency assistance, homeless prevention assistance, and assistance for permanent housing.</p>	<p>Indian tribes County and local Governments</p>	
<p>Eligible activities:</p> <ul style="list-style-type: none"> Rent, mortgage, or utility assistance Security deposits Support services Rehabilitation Short term emergency lodging Transitional housing Cost of using Federal inventory property programs Capacity building 	<p>Eligible areas are all areas outside of Metropolitan Statistical Areas (MSAs) and rural census tract within MSAs.</p>	
Section 8 Rental Voucher Program	PHAs administer the program	
<p>Rental assistance payments to private owners who lease their units to assisted families</p>	<p>Eligible applicants to the Program must be VLI Families (\leq 50% median)</p>	
Section 8 Rental Certificates Program	PHAs administer the program	
<p>Rental assistance payments to private owners who lease their units to assisted families</p>	<p>Eligible applicants to the Program must be VLI Families (\leq 50% median)</p>	
<p>PHAs may choose to use 15% of its rental assistance to implement a project-based certificate program.</p>		

Program Summary	Eligible Applicants	How Awards are Determined
<p>Public Housing Development</p> <p>To develop public housing, PHAs choose “Turnkey” – using private developers Conventional bid – PHA is its own Developer Acquire existing housing</p> <p>Funding can be: 100% development costs Annual contributions for operating subsidy Modernization funds</p> <p>For: Acquisition Rehabilitation New construction Rental assistance Support services</p>	<p>PHAs apply in their Jurisdiction</p> <p>Project sponsors apply to PHAs</p> <p>Residents of these units must be VLI (\leq 50% median)</p>	
<p>Comprehensive Grant Program</p> <p>A formula-based funding program for PHAs and IHAs to make physical and management improvements. (Replaces CIAP, see below.)</p> <p>Upgrade living conditions Correct physical deficiencies Achieve operating efficiency</p>	<p>PHAs/IHAs</p> <p>Public housing developments with 250+ units</p>	<p>Formula grant</p>
<p>Public Housing CIAP</p> <p>Rehabilitation/finance capital improvements in public housing developments</p> <p>Upgrade living conditions Correct physical deficiencies Achieve operating efficiency</p>	<p>PHAs/IHAs with less than 250 units</p>	<p>Competitive grant</p> <p>CIAP funds</p>
<p>LIHTC</p> <p>FmHA</p> <p>Funds can be used for: Acquisition Rehabilitation New construction Rental assistance Home buyer assistance</p>		

Program Summary	Eligible Applicants	How Awards are Determined
<p>Lead Based Paint Abatement</p> <p>Grant program to develop cost-effective community strategies; funds can be used for:</p> <ul style="list-style-type: none"> Rehabilitation Planning Operating costs 	<p>States Local governments, population must be over 50,000 Indian tribes</p> <p>Anyone with an approved Con plan is eligible</p>	<p>Competitive awards based on a five-point rating system. Criteria are strategy, capacity, readiness, resources that will be committed, and the local community. Funds must be matched.</p>
<p>Surplus Housing for Use to Assist the Homeless</p> <p>Rent-free, suitable Federal properties that are leased to homeless organizations. These organizations must pay operating and any rehabilitation and/or renovation costs.</p>	<p>Homeless organizations</p>	<p>HUD publishes a weekly notice in the <u>Federal Register</u> Of property determinations and availability.</p> <p>Homeless organizations notify the Department of Health and Human Services (HHS) of the intention to apply for a property within 60 days of the <u>Federal Register</u> Notice.</p> <p>Applicants have 90 days after an expression of interest To submit an application. Notification id within 25 days.</p> <p>Contact HUD Field Office for property information.</p>
<p>Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)</p> <p>Grants for innovative homeless programs</p>	<p>States Metropolitan cities Urban counties Indian tribes Government entities Private non-profit organizations</p>	<p>Nationwide competition for grants. Highest priority given to comprehensive programs fostering independence for homeless persons.</p>

Appendix C: Hispanic Growth and Outreach

Appendix D: CIAP Grant Activities

Appendix E: Certifications for the Consolidated Plan

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated strategy and plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and action in this regard.

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and that it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title,

to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

100 N. Jefferson Street, Room 608

Green Bay, WI 54301

Brown County

Check ____ if there are workplaces on file that are not identified here; the certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

Anti-Lobbying – To the best of the jurisdiction’s knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be

included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction – The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with HUD applicable regulations.

Consistency with Plan – The housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Section 3 – It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature
Paul F. Jadin, Mayor

Date

Appendix F: Certifications for the CDBG Program

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Citizen Participation Plan – It is following a detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by regulations of the Secretary, and relating to the actual use of funds under the Act;
3. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the disabled;
5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expanded economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority – with respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the

prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit – The aggregate use of CDBG funds including section 108 guaranteed loans during program years 2001, 2002, 2003 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments – It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance with Anti-discrimination Laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint – Its notification, inspection, testing and abatement procedures concerning

lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws – It will comply with applicable laws.

Signature

Date

Paul F. Jadin, Mayor

Appendix G: Certifications for the HOME Program

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs – it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance – Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature

Date

Paul F. Jadin, Mayor

Appendix H: Consolidated Plan Public Notices

Appendix I: CDBG & HOME Programs (Form 424)

