



Consolidated Plan 3-5 Year Strategic Plan

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

GENERAL

CONSOLIDATED PLAN STRATEGIC PLAN

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

JURISDICTION: City of Fond du Lac

Con Plan Time Period: 2009 - 2011

Executive Summary

An Executive Summary is required. The Summary must include the objectives and outcomes identified in the plan and an evaluation of past performance.

The projects/activities proposed for the 2009-2011 Consolidated Plan (CP) are summarized in the table below. The CP is heavily influenced by a major Special Economic Development Project (SEDP) which has caused us to shift from a traditional balanced CDBG program of funds for housing activities, public facilities, and economic development. More specifically, we have eliminated all funding for public facilities, decreased monies for housing, and sharply increased funding for economic development.

**Summary of Community Development Block Grant Projects
2009 - 2011**

2009			
Project Description	Funding	Objective	Outcome
Owner Occupied Rehabilitation, 1-4 units	\$ 300,000	Decent Housing	Affordability
Renter Occupied Rehabilitation, 1-4 units	50,000	Decent Housing	Affordability
Economic Development Revolving Loan Fund (EDRLF)	530,000	Economic Opportunity	Availability/Accessibility
Homestead Opportunity Program	25,000	Decent Housing	Affordability
Homeless Shelter Purchase	75,000	Decent Housing	Availability/Accessibility
Special Economic Development Project	100,000	Economic Opportunity	Availability/Accessibility
Undesignated	95,000	--	--
Administration	140,000	--	--
Total	\$1,315,000		

Estimated 2009 Entitlement: \$ 560,000
 Estimated 2009 Revolving: 755,000
\$1,315,000

2010			
Project Description	Funding	Objective	Outcome
Owner Occupied Rehabilitation, 1-4 units	\$ 300,000	Decent Housing	Affordability
Renter Occupied Rehabilitation, 1-4 units	50,000	Decent Housing	Affordability
Economic Development Revolving Loan Fund (EDRLF)	120,000	Economic Opportunity	Availability/Accessibility
Homestead Opportunity Program	25,000	Decent Housing	Affordability
Special Economic Development Project	270,000	Economic Development	Availability/Accessibility
Undesignated	0	--	--
Administration	140,000	--	--
Total	\$905,000		

Estimated 2010 Entitlement: \$ 560,000
 Estimated 2010 Revolving: 365,000
\$ 905,000

2011			
Project Description	Funding	Objective	Outcome
Owner Occupied Rehabilitation, 1-4 units	\$ 300,000	Decent Housing	Affordability
Renter Occupied Rehabilitation, 1-4 units	50,000	Decent Housing	Affordability
Economic Development Revolving Loan Fund (EDRLF)	120,000	Economic Opportunity	Availability/Accessibility
Homestead Opportunity Program	25,000	Decent Housing	Affordability
Special Economic Development Project	270,000	Economic Development	Availability/Accessibility
Undesignated	0	--	--
Administration	140,000	--	--
Total	\$905,000		

Estimated 2010 Entitlement: \$ 560,000
 Estimated 2010 Revolving: 365,000
\$ 905,000

I. MANAGING THE PROCESS

Consultation 91.200(b)

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The Redevelopment Authority of the City of Fond du Lac (RDA) is the lead agency for development and implementation of the Consolidated Plan. Utilizing staff and other resources in the City's Redevelopment Division, the RDA seeks a cooperative effort with City agencies and non-profit groups like ADVOCAP, Inc. the Solutions Center, and the Fond du Lac County Economic Development Corporation (FCEDC).

2. Describe the jurisdiction's consultations with other public and private agencies that provide health services, social and fair housing services. (91.100(a)(1))

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Representatives of health (e.g. County Health Department), Social Services (e.g. County DSS), and fair housing groups (e.g. Wisconsin Legal Action) regularly participate in the Housing Coalition as detailed in our response to question 3.

3. Describe consultations with public and private agencies that provide assisted housing, health services, and social services to determine resources available to address needs of any persons that are chronically homeless. (91.100(a)(2))

The City's Director of Redevelopment currently serves as the chairperson of the Fond du Lac Housing Coalition. Members of the Coalition includes the local Housing Authority Director and representatives from the main local Homeless providers: the Solutions Center, ADVOCAP, and the Salvation Army. Other members of the Continuum of Care such as representatives of veterans, social services, and health services organizations also participate. The Coalition meets on a monthly basis, and, as such, discussions about the needs and resources to address the chronically homeless take place on a regular basis. Coalition members are also notified of all public hearings should they want to express their individual perspectives to the Redevelopment Authority.

4. Describe consultations with local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) (91.105(a)(2)(ii))

City staff has regular contacts with the business community through its Economic Development programs which include regional and State level contacts. The City RDA includes representatives from the business, development and faith based communities.

5. Describe consultations with state and local social service, health, and child service agencies in accordance with 91.100(a)(3) regarding lead based paint hazards. (92.200(b))

The Fond du Lac County Code Enforcement Office is the chief local enforcement body for local lead paint violations. They work cooperatively with the County Health Department which provides testing for elevated blood lead levels (EBLL) as well as information on the risks of lead poisoning from all sources. The City and County cooperate by sharing and maintaining the City's XRF testing device. Further cooperation is evident by the Health Department receiving and processing referrals from the City's Housing Rehabilitation Program for EBLL testing of residents, age 6 and under, prior to rehabilitation projects commencing.

Institutional Structure 91.215 (k)

6. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

The Redevelopment Authority of the City of Fond du Lac (RDA), a public non-profit organization created by the City Council of the City of Fond du Lac, is authorized to provide overall policy and administrative oversight of the CDBG program, including the Consolidated Plan. The RDA consists primarily of uncompensated citizen members including representatives from the business community, non-profit organizations including the faith based community and a representative from the Fond du Lac City Council.

7. Provide an assessment of the strengths and gaps in the delivery system.

As mentioned above, the RDA consists primarily of uncompensated citizen members which is both a source of strength and weakness. The dominance of citizen members allows them to assess community needs and design responses without undue consideration of political or other expediencies. On the other hand, citizen members have full time jobs which limits the amount of time they can devote to their leadership and oversight responsibilities. While the RDA receives considerable staff support, that is no substitute for effective Board leadership. Many private non-profits have similar strengths and gaps as they are structured in a similar manner with only limited staff support.

8. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

The City of Fond du Lac has an active Housing Coalition with City staff representation and it includes representation from the business and development community. We also have active representation on the Fond du Lac County

Economic Development Corporation, our community's primary ED organization, at both the staff and Board levels.

Citizen Participation 91.200 (b)

9. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:
- low- and moderate-income residents where housing and community development funds may be spent;
 - minorities and non-English speaking persons, as well as persons with disabilities;
 - residents of public and assisted housing developments and recipients of tenant- based assistance;
 - residents of targeted revitalization areas.

Residents are encouraged to participate in the development of the Consolidated Plan in a number of ways. As described in the Citizen Participation Plan, residents are encouraged to attend public hearings in which "needs" are identified as well as plan approval processes. Published notices in English are printed in the Fond du Lac Reporter, the City's "official newspaper", as well as the Action Advertiser, a free newspaper which is distributed at no charge to all households. These notices are also placed on the City's web site and include a statement in the Hmong and Spanish languages, the predominate non-English languages in Fond du Lac, inviting non-English speakers to attend and request interpreters. Furthermore, these notices include a special invitation to the disabled community offering to make accommodations, as needed, to assure them the opportunity to communicate their input concerning CDBG and the Consolidated Plan.

10. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

The Consolidated Plan (CP) was prepared following input at a "needs" public hearing held on September 18, 2008. Extensive outreach was made including advertising in the City's official newspaper, the Fond du Lac Reporter, on August 31, 2008 and a free newspaper, the Action Advertiser, delivered to all households in the Fond du Lac area, on that same date. The notice was also placed on the City's web site and also emailed to the local Housing Coalition and to a data base of about 50 other local agencies/individuals interested in the CDBG program. Informal consultations were also held with interested agencies to help them formulate proposals. This resulted in letters and/or testimony from the local community action agency, Advocap, the local chapter of Habitat for Humanity, and the homeless provider, Solutions Center.

The CP was adopted following a public hearing held on January 22, 2009. A notification process similar to the one described above was followed including publication in the Reporter and Action Advertiser on January 4, 2009, listing on the web site and emailing to our data base. The CP citizen comment period followed the hearing and plan adoption and ran from January 23, 2009 through February 21, 2009.

11. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Habitat for Humanity provided a letter of support for the Homestead Opportunity Program and Solutions Center supported funding for the Bishop's House Shelter purchase.

12. Describe the criteria the jurisdiction will use for determining what changes in the jurisdictions planned or actual activities would constitute a substantial amendment to the consolidated plan.

According to the City's adopted Citizen Participation Plan, an increase or decrease of 10% or more of an approved project/activity would constitute a substantial amendment. In such cases, a public hearing must be held prior to changes of 10% or more.

II. STRATEGIC PLAN

The strategic plan must be developed to achieve the following statutory goals and objectives, principally for extremely low-, low-and moderate-income residents:

- provide decent housing and
- a suitable living environment and
- expand economic opportunities.

Priority Needs Analysis and Strategies 91.215 (a)

13. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

***If not using the CPMP Tool:** Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.

***If using the CPMP Tool:** Complete and submit the Needs Table file: Needs.xls

Allocation of resources were made on the basis of housing and other needs data. We also took into consideration input from community members and agencies we received through forums and hearings as to their assessment of priorities and their ability to carry out a program to address the identified needs. We also

considered information contained in the City's Comprehensive Plan and Capital Improvement Program.

14. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

For the most part, the City of Fond du Lac has a development pattern typical of long established Wisconsin communities: a central business district surrounded by rings of progressively newer housing; predominately single family. Densities are higher closer to the core. Supplementing this pattern is a large highway and retail oriented commercial district along West Johnson Street (WI 23) and the frontage roads that parallel US 41. In this same northwest quadrant is a large multi-family residential district with a high proportion of subsidized housing. Along the periphery are several industrial/business parks that are within a short distance of US 41.

The City has conducted an analysis of the 2000 Census to identify areas, on a block group basis, which have a concentration of 51% or more low and moderate income persons. That study indicates the following block groups as meeting the criteria:

402-4	405-1	405-4	407-3
403-4	405-2	407-1	410-3

Also please see the Attachments section for maps which identify the specific block groups graphically.

We also have identified the location of racial and ethnic minority group concentrations by census tract. In order to make the analysis more useful, we have excluded tract 420 from the city totals due to its large institutional population which would otherwise distort the analysis.

African-American (AA): the AA population is concentrated in these census tracts: 411 (1.2%), 405 (1.3%), and 403 (1.6%). While these are concentrations, they still represent small numbers of AA and percentage-wise only a relatively slight increase over the City wide rate of 0.8%.

Hispanic (HSP): the City wide distribution of Hispanics is 2.9%. Slight concentrations of this group are found in census tracts 405 (5.0%) and 403 (6.5%).

American Indian /Alaska Native (AIAN): the City wide distribution of AIANs is 0.4%. Slight concentrations of this group are found in census tracts 402 (0.6%) and 405 (0.6%).

Asian/Native Hawaiian and Pacific Islander (ANHPI): the City wide distribution of ANHPIs is 1.5%. Slight concentrations of this group are found in census tracts 403 (2.6%), 405 (3.0%), and 402 (3.7%).

Some Other Race (SOR): the City wide distribution of SOR is 1.3%. Slight concentrations are found in census tracts 405 (2.4%) and 403 (3.6%).

Overall concentrations of minorities are most pronounced in census tracts 403 and 405 with 4 of the 5 groups having concentrations in 403 and all 5 in 405.

15. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

Not applicable.

16. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

The City intends to use the large majority of its funds within the census block groups that have high concentrations of LMI persons. This is the area of greatest need for housing rehabilitation, replacement of deteriorated public infrastructure, concentration of housing affected by lead paint, location of historic properties, location of concentrations of minority groups, and other community development priorities. More specifically, all of the site specific projects are within block groups that have a high concentration of LMI persons. Furthermore, we will allocate 75% of our housing rehabilitation funds to high LMI block groups. The assignment of priority needs was made on the basis of input from housing and service providers at the various focus groups, input at public hearings and staff/RDA assessment of needs. Also of importance was the staff/RDA's assessment of the ability of the operating organization to spend the funds in an effective manner and at a reasonable cost. Some high priority items were not funded due simply to the full allocation of funds to other high priority items determined to be more important, more effective and/or CDBG being the only source of funds for a high priority item.

Some degree of balance in funding also was viewed as important. For example, it is the City's intention to provide funding in each area of the CDBG program: housing, public facilities, economic development, and blight elimination. As such, some allocations were made to achieve that distributional goal.

17. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

Not applicable.

18. Identify any obstacles to meeting underserved needs.

CDBG, and other similar sources of grants, is insufficient to address even all of the high priority needs. This causes the City to make choices to fund or not fund a wide variety of worthy projects or to fund some proposals at a less than optional amount.

Other constraints include a lack, at least in the short term, of local non-financial resources to adequately and cost effectively address a particular problem. For example, this can be found, at times in certain staffing gaps caused by a lack of specialized skills, the availability of contractors including lead abatement contractors, and contractors with other specialized skills like certain historic preservation techniques. This causes us to reach beyond our local market which has negative cost and other impacts.

Finally, as a new entitlement grantee, we are beginning to establish many more inter-relationships with housing and service providers beyond our original core group. A new advisory group designed to exchange information and coordinate various activities has been proposed (see Section G. Coordination). However, as with any new endeavor, we expect there will be complications. If this group is unsuccessful, there is the potential that the various housing providers will continue to operate as completely independent agencies.

Specific Objectives 91.215 (a) (4)

19. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD.

****If not using the CPMP Tool:** Complete and submit Table C Summary of Specific Objectives.*

****If using the CPMP Tool:** Complete and submit the Summaries Table file: Summaries.xls*

Please see Summary of Specific Objectives tables.

HOUSING

Housing Needs 91.205

****If not using the CPMP Tool:** Complete and submit Table 2A Priority Housing Needs/Investment Plan Table.*

****If using the CPMP Tool:** Complete and submit the Needs/Housing Table*

20. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

As shown in the Housing Needs Table, most extremely low (<30 of the median family income) and very low income (30%-50% MFI) households have significant housing needs. Proportionately, these problems are nearly across the board with each sub-group (elderly, small related, large related, and other households) are identified as having "housing problems" including cost burdens of greater than 30% and even 50% of their household incomes for housing. Although relatively small in numbers at 25, the most impacted sub-group is the large related, extremely low income rental household where 100% reported a cost burden of greater than 50%. Numerically, the most impacted was the rental extremely low income "all other household" category where 464 reported housing problems.

Housing problems diminish significantly in the moderate income group (50%-80% MFI) with no sub-group having a need rating over 50%. For example, the very needy large related rental households mentioned above are reported as having no households with a cost burden of any type once we focus on the moderate income category. In summary, the data suggests Fond du Lac's housing problems consist mainly of affordability rather than availability, size, or quality and is concentrated among the lowest income population.

21. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Fond du Lac has some racial/ethnic "disproportionality" in the housing needs data generated by the 2000 U.S. Census. At almost all income levels, the Black, Non-Hispanic population had a significant negative difference in the rankings when compared to the overall population. For example, 93.2% of Black households with an income less than 30% of the median family income (MFI) has identified "housing problems". The comparable figure for all households was 75.6%. Any discrepancy greater than 10% is considered significant. Most other income levels for Blacks also had significant discrepancy measures.

Disproportionality was also evident in several of the income categories for Hispanics. Data for other groups is "sketchy" due to relatively small numbers of other minorities which leads to data suppression.

Finally we examined the needs for those with mobility and self care limitations. Fortunately this population did not exhibit evidence of any significant disproportionality.

Priority Housing Needs 91.215 (b)

22. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

As mentioned in the City's response to question 20, very low income renter households of all types are the most needy households. The City will request that developers of affordable housing give priority to those groups. In addition, the City will request that developers utilize Affirmative Marketing techniques to address the "disproportionately" issues identified in our response to question 21.

We have already commenced this strategy with the WHEDA/City assisted St. Peter's RCAC which currently is under construction. This project should further address the affordable housing needs of the very low income elderly/disabled population. We are currently reviewing another proposed WHEDA/City assisted

project designed to construct 2-3 bedroom townhouses for lower income small-large households. We also encourage the City/County Housing Authority to apply for additional Section 8 vouchers since they are the least cost, most flexible way of meeting the City's rental needs.

23. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

Background

Although there has been substantial multi-family rental housing development over the last 20 years, Fond du Lac's housing stock remains predominately composed of single family homes, a significant proportion of which were constructed prior to 1939. These older homes form the core of the community's affordable housing stock and influence the City's approach to affordable housing. Rehabilitation and conservation of this housing stock for occupancy by moderate-middle income homeowners is the method proven to have the most success. Some low income households can also become homeowners with proper housing counseling and subsidized rehabilitation and down payment assistance. Some low and moderate income households also achieve homeownership through our active non-profit partners, Habitat for Humanity and ADVOCAP's Fresh Start Program.

Rental

Affordable rental housing needs have been met through Section 8 vouchers used by low income households to rent either older 1-4 unit "conversions" or more recently built multi-family units, subsidized by several sources including the Housing Authority and/or WHEDA. These affordable rental facilities total approximately 1200 units, a sizeable number for a City of about 43,000. We encourage the expansion of the Housing Authority's voucher program with an emphasis on small related households.

We regard the production of new subsidized units to be a relatively minor portion of our strategy numerically, but strategically important to met several objectives.

- redevelopment of infill sites that are appropriate for both affordable and market units;
- development of specialized housing such as various type of supportive housing that is not typically built by the for profit housing section; and
- development of new units, both subsidized and market, that are important for strategic purposes. For example, the development of vacant space on the upper floors of downtown properties.

Finally, acquisition of existing units is expected to play a minor role in the City's rental housing approach. Although we have no specific plans at this point, acquisition of severely deteriorated units that are beyond cost/effective rehabilitation, is always a possibility. In cases where residential land use is most appropriate, these locations will become prime infill locations as discussed above.

Owner

In terms of owner units, the City has an ongoing housing rehabilitation program that produces about 30 owner-occupied rehabilitated units per year. Most of this program is designed for long term LMI homeowners but includes a segment for rehabilitation associated with recent homebuyers. This homebuyer component may be funded with CDBG, or, if available, HOME funds from the State program. Furthermore, this homebuyer program is often done in conjunction with ADVOCAP's Homeowner Development Program (HDP) or with recent homebuyers who purchased independent of any program.

Direct production of new units is expected to be very limited. The City anticipates cooperating with a local work experience program for low income, "drop out" youth and young adults. This program, known as "Fresh Start", builds either new units primarily on "infill" types of lots or rehabilitates deteriorated homes for resale to LMI homebuyers. The City may support this type of program through the donation of real estate, demolition of existing structures, or similar types of hard costs related to the program. Furthermore, the City may also engage in the purchase and substantial rehabilitation of single family homes in cases that have particular strategic importance.

24. Identify any obstacles to meeting underserved needs.

CDBG, and other similar sources of grants, is insufficient to address even all of the high priority needs. This causes the City to make choices to fund or not fund a wide variety of worthy projects or to fund some proposals at a less than optional amount.

Other constraints include a lack, at least in the short term, of local non-financial resources to adequately and cost effectively address a particular problem. For example, this can be found, at times in certain staffing gaps caused by a lack of specialized skills, the availability of contractors including lead abatement contractors, and contractors with other specialized skills like certain historic preservation techniques. This causes us to reach beyond our local market which has negative cost and other impacts.

Housing Market Analysis 91.210

Refer to the Housing Market Analysis Table in the Needs.xls workbook

25. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

As previously mentioned, Fond du Lac's housing market is dominated by its large number of both traditional and newer single family homes. Multi-family housing is predominately rental housing rather than condominium-owner types of units. Given our significant proportion of older units, we estimate that at least 10% of the existing units need at least moderate rehabilitation to maintain occupancy at a decent, safe, and sanitary level. Housing for persons with disabilities and other special needs will in most cases require new construction or substantial rehabilitation due to the difficulty in accommodating accessibility into existing homes.

Housing supply and demand are in relative equilibrium with sufficient choices available across most occupancy and value classes for those of moderate or higher income. Choices become limited in the lower value/rent groups which justifies intervention by local government to increase supply and upgrade quality. More specifically, the needs analysis reveals the greatest need within the extremely low and very low income "small related" rental households. The "large related" and "elderly" populations have less severe demands and as such have been described as "moderate" in terms of rent burden. Housing Authority waiting lists confirm the priorities identified above.

26. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

Traditionally there have been very few abandoned residential buildings in the City of Fond du Lac. Of those that have occurred they have usually been addressed by either the private market or the City if conditions were extremely deteriorated. However, given the recent financial crisis in combination with flood damage suffered during June 2008, more extensive abandonment issues could develop. We will explore the potential for Neighborhood Stabilization Assistance (NSP) funds to address these concerns should more extensive abandonment appear likely.

27. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

The City has prepared an extensive "Summary of Assisted Care and Affordable Housing" which it distributes to the public and non-profit agencies at no charge. It lists all the affordable housing resources available in Fond du Lac and is attached as an appendix to the Consolidated Plan for reference. At this point, no affordable units are threatened with loss of assistance.

Specific Objectives/Housing 91.215 (b)

Note: Each specific housing objective must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

28. Identify each specific housing objective by number (DH-1, DH-2, DH-2), contain proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

See Summary of Specific Objectives table.

29. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

CDBG and State HOME funds will be used to address the housing rehabilitation needs of LMI homeowners and smaller rental properties occupied by LMI tenants. Typically assistance is provided in the form of 0% interest, deferred payment or low interest loans. Repayments are placed in a Housing Revolving Loan Fund from which additional loans are made. CDBG funded homeownership activities are assisted primarily in collaboration with our local non-profit allies, Habitat for Humanity (H4H) and Advocap's Fresh Start program. The City intends to purchase real estate suitable for the construction of single family homes by these organizations. Once the non-profits have the financial and other resources in place to construct the homes for LMI purchasers, the City will enter into an Agreement to donate the real estate to either H4H or Fresh Start. Our allies will use other government funds, private donations, and private grants/loans from organizations like the Federal Home Loan Bank (FHLB) of Chicago to assist the construction of affordable homes.

Larger scale new construction or substantial rehabilitation of affordable multi-family rental units will be accomplished principally by working cooperatively with private developers of such projects. It is expected these will include tax credit and possibly bonding assistance from the Wisconsin Housing and Economic Development Authority (WHEDA) and supplementary assistance from the FHLB and perhaps the City through Tax Increment Financing (TIF). Expanded rental vouchers, public housing operating assistance and modernization grants from HUD will address the affordable housing needs of low income tenants already in place.

30. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

Fond du Lac is a moderately growing community with a large existing housing stock dominated by single family homes. Many of these are older and affordable and lend themselves to the City's predominate strategy of rehabilitation and conservation. Some of the older single family housing stock has been converted to rental use and is the backbone of the Housing Authority's voucher program of rental assistance. In fill new construction of affordable new homes through our development allies Advocap and Habitat for Humanity compliments this rehabilitation and conservation strategy by both providing affordable homes for LMI buyers and addressing neighborhood concerns about vacant underutilized

lots. New construction of affordable rental units is predominately used when the market indicates that specialized housing, such as a residential care apartment complex, is needed. These types of facilities often are best developed utilizing new construction due to accessibility and related needs. In other cases, the City may employ new construction when special strategic purposes warrant that option.

31. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

The City will not be using HOME funds for tenant based rental assistance.

Needs of Public Housing 91.210 (b)

32. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
- the number of public housing units in the jurisdiction,
 - the physical condition of such units,
 - the restoration and revitalization needs of public housing projects within the jurisdiction,
 - the number of families on public housing and tenant-based waiting lists and
 - results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

The Housing Authority of the City of Fond du Lac owns and operates several public housing facilities:

Rosalind Apartments (1969) – currently 153 units for the elderly/disabled being 142 units to allow for more accessible units for the disabled.

Family Units (1974) – 62 scatter site single family units.

Family Units (1984) – 14 scatter site duplex family units.

Grand Court Apartments (1984) – 31 elderly/disabled units.

The Housing Authority also owns the 100 unit Westnor Apartments which is an elderly/disabled development

All units have been well maintained due to periodic inspection and twice a year assessments of long term capital needs. The details of this assessment are found in the 5 year Capital Fund Program which follows this page.

Jurisdiction: City of Fond du Lac

With regard to "waiting lists", the Housing Authority has the following number of applicants on the Public Housing waiting list as of April 30, 2008: 35 one bedroom; 59 two bedroom; 24 three bedroom; 5 four bedroom; and 2 five bedroom. There are no tenant based waiting lists.

ROSA LIND APARTMENTS - Built in 1969 was 153 Units; will become 142 units	CFP 2003 100% complete	CFP 2007	CFP 2008	CFP 2009	CFP 2010	CFP 2011	CFP 2012
Parking lot expansion - purchase, demolition, legal, landscaping, paving; Goal: Create parking for 63% of residents and visitor parking		100,000.00		110,000.00	125,000.00	100,000.00	125,000.00
Common Areas & Office							25,000.00
Plumbing - 4" lines							15,000.00
Ceiling fans - living rooms							35,000.00
Shower valves \$245. Each							40,000.00
Cameras/Recorder/Monitor	22,764.12						
Bedroom/living room flooring							100,000.00
Combine 22 units to make 11 accessible units							
Elevator improvements - door operator upgrade			50,000.00				
Make 7 additional accessible units by combining 14 units							245,000.00
Touchpoint & caulking		55,000.00					
Hallway carpet			5,000.00				
Bedroom ceiling fans							30,000.00
Cameras in parking lot							15,000.00
Windows						250,000.00	
Roof - maintenance				65,000.00			
Air conditioning sleeves						50,000.00	

Jurisdiction: City of Fond du Lac

Air conditioners									unknown
Fence									25,000.00
Bathtubs - with seat, very low front									unknown
ROSALIND TOTAL	\$ 22,764.12	\$ 155,000.00	\$ 55,000.00	\$ 175,000.00	\$ 125,000.00	\$ 400,000.00			\$ 655,000.00

	CFP 2003 100% complete	CFP 2007	CFP 2008	CFP 2009	CFP 2010	CFP 2011	CFP 2012
FAMILY UNITS 38-2 - Built in 1974 62 units							
Bedroom lighting							10,000.00
Drainage - West Sibley	3,120.86						5,000.00
Drainage - Salem, Dixie, etc.							10,000.00
Storm Windows							
Drainage - Lake Street							20,000.00
Complete exterior of unit: siding, roof, tv antenna, wiring, furnace, air condition, lighting; garage improvements	315,598.02	147,000.00	265,000.00	100,000.00			
Purchase houses for green space and/or possible buildable lots							50,000.00
Fence - South Marr Street							1,500.00
Fence - Doty Street							7,000.00
Front doors and side panes for 5 Bedroom units (material only)			6,000.00				
Paint new siding (5 Bedroom units)					40,000.00		
Range Hoods/splash guards							14,000.00
Toilets							45,000.00

Elm/Marquette (8 units)						50,000.00			
Cotton (2 units)									80,000.00
Complete exterior of unit: siding, roof, tv antenna, wiring, furnace, air condition, lighting & garages									50,000.00
Flooring			71,250.00				110,000.00		
Insulate between units; duplexes; for sound								10,000.00	unknown
Paint new siding (Marquette St.)								30,000.00	
Purchase houses for green space and/or possible buildable lots									50,000.00
Front stoops (Donahue Court)								3,000.00	
Driveway/sidewalks									87,000.00
Windows								100,000.00	
FAMILY UNITS 38-4 TOTAL		\$ -	\$ 71,250.00		\$ 98,000.00	\$ 110,000.00	\$ 190,000.00	\$ -	\$ 267,000.00

Exterior completed on: 415-417 Marquette, 425-427 Marquette, 34-36 Donahue Court, 423 - 427 North Peters Avenue
 Planning: 2007 - 2008 = Elm Street, 2009 = W. Cotton

GRAND COURT APARTMENTS - Built in 1984 31 units	CFP 2003 100% complete	CFP 2007	CFP 2008	CFP 2009	CFP 2010	CFP 2011	CFP 2012
Shut off valves - water	11,000.00						
Bathroom flooring							6,000.00
Cameras							
Carpet in apartments							
Heating system/air conditioning							65,000.00

Jurisdiction: City of Fond du Lac

	75,897.00								
Bathtubs - with seat, very low front									25,000.00
Bathroom fans									15,000.00
Side & roof garage/storage building		14,950.00							
Ceiling fans									8,000.00
Doors within apartment (93)									40,000.00
Parking lot surface									40,000.00
Shelter						20,000.00			
Kitchen cabinets, countertops, flooring									unknown
GRAND COURT TOTAL	\$ 86,897.00	\$ 14,950.00	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 199,000.00

COST PRIOR TO A/E & ADMIN.	\$ 428,380.00	\$ 388,200.00	\$ 424,000.00	\$ 385,000.00	\$ 385,000.00	\$ 400,000.00	\$ 1,691,000.00
A/E Fees	\$ 31,015.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	
Vehicles (1 Truck w/plow, 1 Van)							
TOTALS	\$ 459,395.00	\$ 398,200.00	\$ 434,000.00	\$ 405,000.00	\$ 405,000.00	\$ 410,000.00	\$ 1,691,000.00

The Housing Authority has a Section 504 plan for the Section 8 New Construction development (Westnor Apartments). As a result of the plan, the Housing Authority has been updating the original 11 accessible units to meet new accessibility guides. This is being done over time because the high cost of remodeling the units (replacement of kitchen cabinets, etc.)

Recently the Housing Authority created 11 accessible 504 units at Rosalind Apartments. The building was built in 1969 and had no accessible units.

Public Housing Strategy 91.210

33. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

The Housing Authority of the City of Fond du Lac has the following number of applicants on the Public Housing waiting list as of 04/30/08: 35 one bedroom, 59 two bedroom, 24 three bedroom, 5 four bedroom and 2 five bedroom.

The Fond du Lac County Housing Authority operates the Section 8 Housing Choice Voucher Program. The program can serve 430 participants. Currently 93% of the Section 8 Housing Choice Voucher Program participants reside in the City of Fond du Lac. The Section 8 Housing Choice Voucher Program waiting list as of 04/30/08 is 92 one bedroom, 114 two bedroom, 50 three bedroom, 11 four bedroom and 2 five bedrooms. This is a duplicated count because applicants can be on multiple waiting lists.

As of 04/30/08 of Housing Authority of the City of Fond du Lac Public Housing residents are in the following income brackets: 73% are very low income (30%), 24% are low income (50%) and 3% are moderate income (80%).

As of 04/30/08 the participants in the Section 8 Housing Choice Voucher Program are in the following income brackets: 78% are very low income (30%), 21 are low income (50%) and 1% are moderate income (80%).

34. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

The Housing Authority is required to have a five year agency plan. Part of this process involves resident participation. In addition, the Housing Authority of the City of Fond du Lac resident council, GrandRosaWest, reviews administrative policies with input from residents of Public Housing.

35. Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

The Housing Authority screens applicants for Public Housing units based on rental history, criminal activity, etc. The Housing Authority gives some financial support to the social clubs at the elderly developments. In addition, the Housing Authority has a monthly newsletter for each development. A social club can have activities published in the newsletter. The Housing Authority has televisions in the common areas of the apartment buildings available for resident use. The Housing Authority is planning on putting computers with Internet access at the apartment complexes. The Public Housing family units are scattered site, single family and duplexes units.

36. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

The Housing Authority has a resident council, GrandRosaWest. They review and have input on administrative policies that affect residents. The Housing Authority of the City of Fond du Lac doesn't have a homeownership program but does refer tenants with aspirations of homeownership to ADVOCAP which does have a homeownership program.

37. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

The Housing Authority of the City of Fond du Lac is a high performer for Public Housing. The Fond du Lac County Housing Authority is a high performer for Public Housing and Section 8 Housing Choice Voucher Program.

Lead-based Paint 91.215 (g)

38. Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

**If using the CPMP Tool, this number can be provided on the Housing Needs Table in the Needs.xls file.*

As of the year 2000, the City's housing stock contained 17,570 housing units of which 13,080 or 74% were built prior to 1980. Given that production of lead paint was banned in 1978, Fond du Lac certainly has the potential for significant lead paint hazards. Recent data provided by the Fond du Lac County Health Department provides evidence of lead paint exposure and poisonings in the City and is summarized in the table below:

**City of Fond du Lac
Number of Children with Elevated Blood Lead Levels (EBLL)**

Year	10-20 mcg/dl	20+ mcg/dl	Total
2002	9	3	12
2003	6	1	7
2004	4	0	4
2005	6	3	9
2006	2	4	6
2007	3	4	7

These figures probably underestimate the number of children with an EBLL since screenings are typically on a referred basis and are not part of routine medical testing.

It is difficult to estimate the number of housing units occupied by low or moderate income (LMI) households that contain lead hazards. There is no uniform registry of older housing units that have been abated or made lead safe. As such, we can only rely on crude estimates of the problem. With that in mind, we estimate that 25% of the pre-1980 built homes contain lead hazards and of those 40% are LMI resulting in 1308 units with lead hazards. This is a manageable figure that we address with the housing rehabilitation program described in the next section.

39. Describe the jurisdiction’s plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Using its own funds, the City of Fond du Lac has purchased an advanced XRF machine, a Niton XL 309. This product enables the City’s Housing Rehabilitation Specialist, Anthony J. Roden, to perform a full lead hazard inspection as part of his regular housing rehabilitation survey inspection. Mr. Roden is trained to operate the Niton and also is a licensed risk assessor/lead inspector/supervisor by the State of Wisconsin. Having this device enables the City to avoid “assuming lead” on all deteriorated paint surfaces, which can lead to considerable cost savings on our rehab projects. Deteriorated painted surfaces that contain lead are treated in accord with “lead safe work practices” and, if necessary, occupants are temporarily relocated, and rehab work is performed by trained and licensed lead abatement contractors.

Barriers to Affordable Housing 91.210 (e) and 91.215 (h)

40. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The City has a pro-growth development policy and has often demonstrated its willingness to change its regulatory measures to accommodate new market trends. For example, in response to a developer request, Fond du Lac rezoned a substantial amount of land for multi-family housing development on the southwest side of the community in 2007. In addition in the summer of 2008, Fond du Lac created a Tax Increment District (TID) to provide a \$200,000-\$300,000 grant to the developer of an affordable WHEDA tax credit assisted, Residential Care Apartment Complex (RCAC).

We also offer the developer community, the ability to rezone to a planned unit development type of regulatory structure based on the principles of Traditional Neighborhood Design (TND). The TND Standards allow for single family lot development on parcels as small as 5000 square feet and for multi-family up to 40 units per acre. In addition, "secondary units" are allowed above the density standards mentioned above as well as a density bonus for "affordable units".

These types of development standards and practices coupled with financial support for affordable housing demonstrates the City's commitment to reducing barriers to affordable housing.

41. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

The creation of the TND standards mentioned above were made in response to recommendations from the State of Wisconsin concerning proper land use controls. As such, we believe that Fond du Lac is in compliance with proper regulatory controls as recommended by the State.

Fair Housing/Analysis of Impediments

42. The jurisdiction must certify that it has completed an analysis of impediments to fair housing choice, and that it is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and that it maintains records reflecting the analysis and actions in this regard. The jurisdiction is not required to submit the analysis as part of the consolidated plan.

The City has completed an analysis of impediments and has taken steps to overcome impediments.

Monitoring 91.230

43. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term

compliance with program requirements and comprehensive planning requirements.

The City uses several methods to self monitor compliance with the CDBG program objectives and regulations. The City's Director of Redevelopment is responsible for overall project compliance matters. When questions arise he regularly consults with the appropriate HUD-Milwaukee staff for guidance on interpreting regulations and suggestions regarding "best practices".

Overall CDBG performance and compliance is monitored on a monthly basis by reviewing reports generated by the IDIS system. The timely entry of projects/activities and the data associated with them helps to keep us on track. This has resulted in very few open issues when "data clean-up" is run on the system and a CDBG program that meets overall "timeliness" issues.

Scatter site housing rehabilitation is the City's most common CDBG activity and, as such, generates the greatest degree of on-going monitoring. This monitoring includes verification of housing rehabilitation loan applicant's income and other eligibility criteria as well as inspecting housing units for rehabilitation and lead paint safety needs and concerns. Further monitoring by the Housing Rehabilitation Specialist and City Building Inspectors takes place as part of progress inspections and responding to contractor payment requests. Final "close-out" of a housing rehabilitation loan file only occurs after a review by all members of the staff involved have "signed-off" on the activities' completion.

Economic Development loans also require considerable up front and on-going monitoring including documentation of private matching funds and the creation of LMI jobs. Similarly we are in frequent communication with our development partners, ADVOCAP and Habitat for Humanity, to document program beneficiaries related data.

COMMUNITY DEVELOPMENT

Community Development Needs 91.215 (e)

*Refers to Table 2B or to the Community Development Table in the Needs.xls workbook

44. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.

The City of Fond du Lac has substantial non-housing Community Development needs. These include reconstruction/rehabilitation of existing street improvements, including underground utilities, rehabilitation of existing community facilities like neighborhood parks, and overall public water and sewer facilities. There are also numerous service needs including publicly assisted transportation and youth, family, and employment services.

During Fond du Lac's first Consolidated Plan (CP), 2004-2008, we were able to maintain a reasonable balance between investments in housing, public facilities, and economic development. However, this proposed CP, 2009-2011, we are forced by circumstances beyond the City's control to become more focused because of several factors. First, due to the overall national financial crisis and particularly the mortgage foreclosure aspects of it, the City's Housing Revolving Loan Fund is not producing the revenue it normally would. The loan terms on most of Fond du Lac's housing rehabilitation loans are at 0% interest and repayable upon title transfer. Since the real estate sales market is depressed, we are simply seeing fewer lump sum repayments. Coupled with this is a rise in foreclosures by first mortgage holders on real estate in which the City rehabilitation loan is in a subordinate position. Given the distressed nature of foreclosure sales and a local market in which overall sales values are depressed, this results in the City recovering little or nothing from the foreclosure. As such, the City is forced for the first time in over 10 years to add new CDBG funds to the Housing Rehabilitation Program, which is one of our core programs. This leaves fewer dollars for non-housing Community Development needs.

However, a second major factor is having an even greater impact on Fond du Lac's ability to distribute CDBG monies across a broad range of activities. A \$1.5 million Special Economic Development Project (SEDP) has emerged that will use most of the City's allocation of new CDBG funds for the 2009-2011 period. In addition, we may temporarily suspend the City's Economic Development Revolving Loan Fund (EDRLF) and transfer those monies to SEDP. As such, we have chosen not to undertake an academic process of, for example, planning for street reconstruction and other public facility projects, that don't have a chance of being funded.

45. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

The Special Economic Development Project (SEDP) is Fond du Lac's highest priority. It includes the retention and expansion of one of the City's major employers resulting in the creation of over 100 new well paid jobs and the retention of about 400 existing jobs. The Company was being pursued by a well funded out-of-state economic development recruitment effort that Fond du Lac and the State of Wisconsin were forced to counter. The \$1.5 in CDBG funds is part of a \$4 million local commitment, as well as an additional \$10 million from the State. Failure to act on our part would result in job losses not only from the Company's relocation but loss of business and jobs in related local businesses as well as other positive "spin offs".

46. Identify any obstacles to meeting underserved needs.

The chief obstacle to meeting our underserved needs is a lack of funds.

Specific Community Development Objectives

47. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs),

developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 3C or, if using the CPMP Tool, the Projects.xls worksheets

Please refer to the specific project summaries attached to this Consolidated Plan.

Antipoverty Strategy 91.215 (h)

48. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually

Poverty is of great concern to the City of Fond du Lac especially considering its significant (25%) rise between 1979-99. This trend is especially concerning when considering the decrease in the overall County rate (-6%) and smaller rise (14%) in the comparable State figure. This data reinforces the need to have an effective anti-poverty program.

In cooperation with the Fond du Lac County Economic Development Corporation (FCEDC), the City has an aggressive economic development goal of attracting significant numbers of new jobs and retaining existing ones. Key components of this strategy are:

- attractive, modern industrial and business parks that provide the land and infrastructure for new or existing businesses to expand;
- financial incentives (e.g. tax credits and low interest loans) through the Wisconsin Community Development Zone Program, Technology Zone Program, and the CDBG funded Economic Development Revolving Loan Fund;
- outreach and technical assistance to new and existing businesses including access to the State's Customized Labor Training (CLT) grant program.

Together these factors create a positive economic environment which creates jobs, including job opportunities for low and moderate income persons. This, together with the services described below, should reduce the number of City residents in poverty.

Besides job creation/retention, the City, through its land use/planning/zoning

powers and operation of the Fond du Lac Area Transit System makes jobs and services accessible to a broad range of households. Commercial/industrial centers are integrated in a compatible manner with a variety of residential land uses that serve the broad spectrum of the community. Support and funding of local organizations like the City Equal Opportunities Commission and the Fond du Lac Community Housing Resource Board insure that local fair housing ordinances are explained and enforced. This should reduce the impact of discrimination against the various protected classes, as they work to escape poverty.

49. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

The 2000 Census listed 3,247 City residents below the poverty level. Assuming the City and County's Economic Development programs assist in the creation of 30 "living wage" jobs each year, we expect individuals living in poverty would be reduced by about 1% each year.

Neighborhood Revitalization Strategy Areas 91.215(e) (2) and 91.215 (b)(2)

50. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

Not applicable.

Low Income Housing Tax Credit (LIHTC) Coordination 91.315 (k)

51. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

Not applicable.

HOMELESS

Homeless Needs 91.205 (b) and 91.215 (c)

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

52. Homeless Needs— The jurisdiction must provide a concise summary of

the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.

The City of Fond du Lac has approximately 500 homeless persons a year, of which 15 are chronically homeless. This includes single men and women and single parent families, many of whom have been victims of domestic abuse. There is a small population of those who cannot access emergency shelter services because of being a sex offender, have a history of violent criminal activity or who have been non-compliant in the past in using shelter services. Many of those becoming homeless cite economic problems as a key factor, such as losing a job. Solutions Center is an emergency shelter that operates a 12-bed facility for men and a 24-bed facility for women and children, including those who have been victims of domestic violence. The Salvation Army does provide some motel vouchers through state funds for those who cannot access emergency shelter services.

53. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The predominant population served are Caucasian, more than 95%. Minority groups include African American and Hispanic.

Homeless Inventory 91.210 (c)

54. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

Fond du Lac's homeless housing inventory consists primarily of emergency shelters operated by the Solutions Center. More specifically, the 24 bed "Bishop's House", located at 75 W Division Street, is the women and children's shelter and the 12 bed "Bethany House", located at 114 E 2nd Street, is the men's shelter. Besides housing general victims of homelessness, the Bishop's House also serves as the domestic violence shelter. Emergency motel vouchers are also available from the Solutions Center during periods when the shelters are full as well as from the Salvation Army.

ADVOCAP, the local Community Action Agency, provides housing counseling/case management for shelter residents as well as owning and operating 6 rental units of transitional housing and leasing 6 rental transitional units. The accompanying Continuum of Care Chart provides a tabular summary of housing resources, needs, gaps, and goals for homeless assistance.

Priority Homeless Needs

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

55. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

The Fond du Lac Area Housing Coalition treats the identification of needs of homeless persons in the Continuum of Care as an ongoing process rather than as a single event. The Coalition meets monthly and usually devotes time at each meeting for a presentation dealing with a particular need, service gap, or program service available. This may be on transportation needs, chronic homelessness, access to emergency shelter in the area, or other relevant topics. These in-service educational sessions provide an opportunity to fully discuss a situation, who is doing what, and topics for future consideration. Also, the coalition brings up any studies or reports that may have been done by member agencies or others. Twice a year a Point in Time survey is done within the county (January and September) as part of a state-wide effort. Results of these surveys are presented at coalition meetings for discussion.

The Homeless Service Providers Network of the coalition meets periodically to coordinate services. These meetings provide an opportunity for greater in depth discussion on needs of homeless persons. Each year this group develops the procedures for the prioritization process including involving homeless clients from each participating agency in identifying needs and service gaps and compiles and reviews the results. Homeless participants were asked to identify their four top needs without regard to priority. These needs tended to be areas of immediate concern such as rent assistance, food and other basic needs, transitional housing case management, or legal advocacy. The Network members reviewed last year's prioritization process, needs ranked, and divided the needs in more detail than in previous years. However, there was consensus that needs such as case management would be difficult to separate out by population group as services are provided in a holistic manner dealing with wraparound services for all, whether single, family, domestic abuse victim or men. The availability of an emergency shelter for men as compared to other population groups was

separated out and ranked #2 with other shelter needs ranked #3. The needs prioritization process was promoted to coalition members by email and phone contact. The Housing Coalition met in February as a public forum to discuss and prioritize needs. The forum was promoted in the news media with the Fond du Lac Reporter running a front page story on its local section about the meeting with request for the public to attend and share their thoughts. One person came and participated because of the newspaper article representing a local church. The results of surveys of homeless clients were presented as well as each agency was offered time to discuss needs and service gaps. Those present then voted by ballot to rank in priority the top six needs and identify whether the need is a met need or a service gap.

The Number 1 need identified by the coalition as well as being a service gap is short term housing assistance (first month rent, security deposit and utility help); this was also the Number 1 need in 2007. Other identified needs for 2008 were 2) medical/dental services, 3) long term rental assistance/subsidized housing, 4) basic needs (food, clothing, furniture), 5) emergency shelter, 6) transitional housing, 7) transportation expense assistance (bus or taxi), 8) employment services, 9) lifeskills, and 10) legal advocacy and eviction prevention. Case management was ranked 11th as compared to #2 last year. During the 2007 prioritization, the case management need included supportive services. Other than the availability of lifeskills education as a met need, all other needs were judged to be a service gap as to availability. Coalition members and homeless service providers review results and plan activities to deal with needs and service gaps.

CONTINUUM OF CARE
HOMELESS HOUSING AND SERVICES

Agency Name	Housing				Support Services					Other	Client Population	
	Emerg. Shelter	Transitional Housing	Permanent Housing	Job Training	Case Mangmnt	Substance Abuse Treatment	Mental Health Care	Housing Placement	Life Skills Trng			
ADARC												1. Chrc Subst Abuse 2. Dual Diag.
ADVOCAP		X	X	X	X	X		X		Transportation		3. Youth 4. Sev Mntly Ill 5. Vets
ARC					X	X						6. HIV 7. Domestic Violence Vctims
Beacon House		X			X	X						CSA
Berry House		X			X	X						CSA,DD,Y,SMI,V,HIV,DVV
Broken Bread												CSA,DD
City FDL Housing Auth.			X							Food		CSA,DD,DD,SMI
City FDL Rdevlpmt Auth.		X						X				CSA,DD,Y,SMI,V,HIV,DVV
Dept of Com. Programs			X									CSA,DD,SMI,V,HIV,DVV
Dept of Social Services	X			X	X							LOW TO MODERATE INCOME
FDL Food Pantry										Transportation		CSA,DD,SMI
FDL School District								X		Food		CSA,DD,Y,SMI,V,HIV,DVV
Landlords Association			X							Assmt, Eval, Refris, Hlth Cr		CSA,DD,Y,SMI,V,HIV,DVV
Legal Services										Legal Services		CSA,DD,Y,SMI,V,HIV,DVV
Police Department												CSA,DD,Y,SMI,V,HIV,DVV
Probation & Parole										Intvn Pblc Sfty, Links to Shelter.		CSA,DD,Y,SMI,V,HIV,DVV
Public Health Dept									X	General Public Health		CSA,DD,Y,SMI,V,HIV,DVV
Salvation Army					X					Transportation Health Care		CSA,DD,Y,SMI,V,HIV,DVV
Samaritan Free Clinic Solutions Center	X			X	X					Pr Phys Hlth Cr		CSA,DD,Y,SMI,V,HIV,DVV
St. Agnes Hosp. Com Care								X		Trans, Food, Legal Services		CSA,DD,Y,SMI,V,HIV,DVV
St. Vincent de Paul										Health Care		CSA,DD,Y,SMI,V,HIV,DVV
UW Extension				X					X	Transportation		CSA,DD,Y,SMI,V,HIV,DVV
Veterans Service Officer	X		X	X	X	X			X			VETS
W2 Program				X	X	X			X	Transportation		CSA,DD,Y,SMI,V,HIV,DVV

key/readv/continuumofcarespreadsheet

56. Provide an analysis of how the needs of each category of residents (listed in question #47.) provided the basis for determining the relative priority of each priority homeless need category.

The Fond du Lac Area Housing Coalition treats the identification of needs of homeless persons in the COC as an ongoing process rather than as a single event. The Coalition meets monthly and usually devotes time at each meeting for a presentation dealing with a particular need, service gap, or program service available. This may be on transportation needs, chronic homelessness, access to emergency shelter in the area, or other relevant topics. These in-service educational sessions provides an opportunity to fully discuss a situation, who is doing what, and topics for future consideration. Also, the coalition brings up any studies or reports that may have been done by member agencies or others. Twice a year a Point in Time survey is done within the county (January and September) as part of a state-wide effort. The needs of the various categories of residents (severely mentally ill, chronically homeless, chronic substance abuser, veterans, and victims of domestic violence) are tracked in this process and strategies are developed to deal with needs. As an example, transitional housing for victims of domestic violence was assessed to be a significant gap and agencies are responding through developing transitional housing proposals. Serving the chronically homeless was also considered to be a need and the five year plan includes addressing this need in Year 3 of the five year plan.

The Homeless Service Providers Network of the coalition meets periodically to coordinate services. These meetings provide an opportunity for greater in depth discussion on needs of homeless persons. This group each year develops the procedures for the prioritization process, involves homeless clients from each participating agency in identifying needs and service gaps and compiles and reviews the results. Homeless participants at the local emergency shelters and those in transitional housing (single persons and families with children) were asked to identify their four top needs without regard to priority. These needs tended to be those areas of immediate concern such as rent assistance, food and other basic needs, transportation, employment, and medical/dental rather than types of services available such as transitional housing, case management, or legal advocacy. The Network members reviewed last year's prioritization process and needs ranked and separated out the needs in more detail than in previous years. However, there was consensus that such needs as case management would be difficult to separate out by population group as services are provided in a holistic manner dealing with wraparound services for all, whether single, family, domestic abuse victim or men. The availability of an emergency shelter for men as compared to other population groups was separated out and ranked #2 with other shelter ranked #3. The needs prioritization process was promoted to coalition members by email and phone contact. The Housing Coalition met in February of 2008 as a public forum to discuss and prioritize needs. The forum was promoted in the news media with the Fond du Lac Reporter running a front page story on its local section about the meeting and request for the public to attend and share their thoughts. One person came and participated because of the newspaper article representing a local church. The results of surveys of homeless clients was presented as well as each agency provided time to discuss needs and service gaps. Those present then voted by ballot to rank in priority the top six needs and identify whether the need is a met need or a service gap.

The Number 1 need identified by the coalition as well as being a service gap is short term housing assistance (first month rent, security deposit and utility help); this was also the Number 1 need in 2007. Other identified needs for 2008 were 2) medical/dental services, 3) long term rental assistance/subsidized housing, 4) basic needs (food, clothing, furniture); 5) emergency shelter, 6) transitional housing, 7) transportation expense assistance (bus or taxi), 8) employment services, 9) lifeskills, and 10) legal advocacy and eviction prevention. Case management was ranked 11th as compared to #2 last year. During the 2007 prioritization, the case management need included supportive services. Other than the availability of lifeskills education as a met need, all other needs were judged to be a service gap as to availability. Coalition members and homeless service providers will review results and plan activities to deal with needs and service gaps.

57. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

The Fond du Lac community has a low incidence of chronic homelessness in the community. Point in time surveys have identified less than five as sheltered or unsheltered. There are no permanent supportive housing programs in the community, which can provide shelter and case management/support services. The local housing coalition recognizes the need to respond to gaps in services and housing for this population and plans to continue addressing this need in 2009 and beyond. Both Solutions Center and ADVOCAP are involved in providing services wherever possible through coordinated wraparound efforts. Some are able to access emergency shelter and are served through ADVOCAP's Homeless Assistance Program using HUD Supportive Housing Program (Supportive Services Only) funds to address their needs whenever possible. During the last year, ADVOCAP served seven chronically homeless persons assisting them to obtain permanent housing and needed supportive services. The agency has used scattered site transitional housing on occasion to serve this population. Those who are chronically homeless access services provided by the Salvation Army and by Friendship Corner, a drop-in facility for those who have mental illness problems. Some are unable to be served for a variety of reasons including history of criminal activity, non-compliance with program requirements, or disinterest in services. The housing coalition has developed a goal of providing permanent supportive housing in Year 3 to address the need.

Homeless Strategy (91.215 (c))

Homelessness

58. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing

homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The Fond du Lac Area Housing Coalition serves as the Continuum of Care (COC) for the County. Formed in 1990 as the Fond du Lac Coalition to End Homelessness, the group (with its expanded focus to deal with broader housing issues as well) meets monthly to discuss housing needs and issues, service delivery systems to share information and statistics and to receive information about new services and challenges. The membership is diverse, with government, nonprofit, faith based and community members, as well as housing/homeless service providers. It is currently chaired by the Redevelopment Director for the City of Fond du Lac.

Fond du Lac County is a relatively small community, and all the primary COC members, except Legal Action of Wisconsin (Oshkosh) have offices in the City of Fond du Lac. We are in daily contact with each other as requests for shelter and homeless prevention services are received. Legal Action takes phone referrals as needed and meets with clients in Fond du Lac when necessary.

A Homeless Service Providers Network operates as a sub group of the coalition and provides ongoing collaboration to deal with homeless needs, share information, review aggregate ServicePoint or other homeless statistics, coordinate service delivery involving state-funded homeless activities, review program performance and outcomes and explore ways to maximize delivery of services. A memorandum of understanding by the homeless services providers identifies responsibilities of participating agencies. The MOU is reviewed annually and updated as necessary. ADVOCAP acts as lead agency within the network and provides planning staff support for homeless initiatives, point-in-time surveys, needs prioritization and fiscal agent for consolidated grants. Meetings of the network result in consensus as to which agency will provide various services with respect to limited funds availability and avoidance of duplicative services. As an example, Salvation Army will provide homeless prevention to the general public while Solutions Center, which previously provided general assistance, will limit their activities to clients in their shelter and moving them into permanent housing. Information from this network is then reported to the full Housing Coalition membership.

Core services to homeless individuals and families are provided by Solutions Center and ADVOCAP. Solutions Center operates two emergency shelters and provides intensive case management and service coordination while people are in shelter. Solutions Center refers eligible clients shortly after intake to ADVOCAP's Supportive Housing Program. This HUD-funded program provides case management and supportive services to the homeless people and families moving into permanent housing after the emergency shelter. ADVOCAP staff meets with Solutions Center case managers twice a week at the shelter to coordinate services, identify barriers to stability and plan wraparound services to clients.

Homeless prevention services are primarily provided by the Salvation Army and the St. Vincent DePaul Society. Requests for financial assistance may come via

calls or visits to area churches or social service providers. The Salvation Army involves those seeking assistance through its agency to develop goal plans to avoid future problems and requires units to be safe and decent; St. Vincent DePaul does not have those mandates. All requests for emergency shelter are centralized through referrals to the Solutions Center. A staff person assesses the caller's eligibility for services and admits the person or family to the appropriate shelter. When no shelter bed is available, or the person is unsuitable for shelter, the Salvation Army provides a motel voucher. Those served by vouchers often come into shelter once a bed is available, and receive the full complement of services from Solutions Center and ADVOCAP. Homeless prevention services provided by Solutions Center are limited to rental assistance to individuals and families leaving the shelter.

ADVOCAP also provides 12 units of transitional housing funded through HUD SHP funds, which includes 6 units of agency-owned housing and 6 units leased in the community. Both single individuals and families are served through the program. Solutions Center also provides limited transitional housing for those who are victims of domestic violence.

59. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

The City of Fond du Lac's strategy involves other agencies providing support to those who are at risk of becoming homeless. This includes the Salvation Army and St. Vincent DePaul. FEMA funding is also used to help those at risk of becoming homeless. Also see response to questions 58 and 62.

Chronic Homelessness

60. Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

The area has a minimal chronic homeless population based on input of homeless service providers in the area. At most only five persons are identified at a time as being chronically homeless, and many of these have histories of criminal behavior which makes them ineligible for services at the local shelters. ADVOCAP, a Community Action Agency which provides homeless supportive services through HUD and state grants, has worked with some of the chronically homeless in shelter to obtain permanent housing by means of intensive case management and wraparound services where apartment owners are willing to rent to this population based on their receiving intensive services. The City in conjunction with partners through the Housing Coalition is exploring plans to address chronic homelessness over the next three years through CDBG support and other funding. These services will be coordinated as part of efforts to serve this population as a component of the Exhibit 1 Continuum of Care.

61. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

The Fond du Lac Area Housing Coalition provides a primary mechanism for coordination of efforts to address the needs of the chronically homeless. The organization meets monthly and includes the city, homeless service providers such as ADVOCAP, Solutions Center, and the Salvation Army and health and service agencies, such as the Fond du Lac County Dept. of Social Services, FdL County Public Health, FdL County Dept. of Community Programs (mental health and AODA), and others in the community that can address needs. ADVOCAP also provides affordable rental housing. Within the Housing Coalition, a Homeless Service Providers Network facilitated by ADVOCAP meets as necessary to coordinate delivery of services.

Homelessness Prevention

62. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

The Homeless Service Providers Network provides a coordinated response to prevent homelessness. The organizations involved include ADVOCAP, Solutions Center, the Salvation Army, and Legal Action of Wisconsin. Agencies coordinate efforts to avoid duplication of services. HUD ESG and State of Wisconsin Homeless Prevention Program funds are sought each year through a single consolidated application to provide rent assistance, utility help, and security deposit help to help those who are at risk of homelessness to maintain housing or are used to help those staying at emergency shelters be able to move into permanent housing. Many of those at emergency shelters are assisted through ADVOCAP's Homeless Assistance Program (funded through HUD SHP Supportive Service Only), receiving intensive case management services, employment and training help and other supports needed to overcome barriers and achieve greater self-sufficiency, breaking the cycle of homelessness. Those in the homeless assistance program also receive rent assistance to help with their move into permanent housing. Another key element of the strategy is the involvement of UW-Extension and ADVOCAP in providing a RentSmart workshop that helps persons learn how to maintain their housing. Many of the landlords in Fond du Lac, including the Housing Authority, are more apt to rent to those who have successfully completed the RentSmart training.

Institutional Structure

63. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The Fond du Lac Housing Coalition functions as the Continuum of Care (COC) entity in the area and provides oversight for the development and implementation of strategies to deal with homelessness. The City of Fond du Lac is an active member and the Redevelopment Director serves as chairperson of

the COC. The City provides funding support for agencies to carry out homeless-related activities. ADVOCAP is a non-profit Community Action Agency that takes a lead role in coordinating the Homeless Service Providers Network.

Discharge Coordination Policy

64. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Not applicable.

Specific Objectives/Homeless (91.1)

65. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

See Summary of Specific Annual Objectives for details on the Homeless Shelter purchase by Solutions Center.

66. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 3C or, if using the CPMP Tool, the Projects.xls worksheets

Also see the project worksheet for details on the shelter purchase and its objectives and planned outcomes.

Emergency Shelter Grants (ESG)

67. (States only) Describe the process for awarding grants to State recipients,

and a description of how the allocation will be made available to units of local government.

Not applicable.

NON-HOMELESS SPECIAL NEEDS

*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Tables 1A & 1B or, in the CPMP Tool, the Needs.xls workbook.

68. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

Our estimates for special needs housing are contained in the Special Needs Housing Table. For the most part, it shows that special housing needs providers are able to meet local demands for this type of housing.

69. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

St. Peter's Place, a 46 unit Residential Care Apartment Complex (RCAC) is currently under construction and scheduled for completion in September 2009. This affordable WHEDA and City assisted tax credit project is expected to address most of the limited specialized housing needs for the City over the next several years. As such we are not proposing any additional specialized housing at this time.

70. Describe the basis for assigning the priority given to each category of priority needs.

Given the development of the St. Peter's Place project, we feel most gaps will be satisfied. Therefore, we are not proposing any additional specialized housing at this time.

71. Identify any obstacles to meeting underserved needs.

We have not identified any significant underserved specialized housing needs.

72. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The Continuum of Care chart on page 33 indicates that the following local agencies provide services to the population in need of mental health care: Berry House, the County Department of Community Programs, the FdL School District, the Samaritan Free Clinic, the Veterans Service office, and the W-2 program.

73. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

Not applicable.

Specific Special Needs Objectives (91.215)

74. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction. *The jurisdiction may satisfy this requirement by using Table 3C or, if using the CPMP Tool, the Projects.xls worksheets*

No new proposals or objectives are proposed for specialized housing.

75. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Not applicable.

Housing Opportunities for People with AIDS (HOPWA)

*Refers to the HOPWA Table in the Needs.xls workbook.

76. Describe the activities to be undertaken with HOPWA Program funds to

address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.

Not applicable.

77. Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

Not applicable.

78. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

Not applicable.

79. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

Not applicable.

80. Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

Not applicable.

81. Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with

HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

Not applicable.

82. Include the certifications relevant to the HOPWA Program.

Not applicable.

Specific HOPWA Objectives

83. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

Not applicable.

84. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Not applicable.

OTHER NARRATIVE

85. Include any Strategic Plan information that was not covered by a narrative in any other section.

A major flooding disaster impacted the City of Fond du Lac in June, 2008. Many LMI neighborhoods and businesses were adversely affected. The City has responded by participating in the FEMA programs and volunteer relief efforts as well. In addition, a Flood Hazard Mitigation grant has been filed and an application for special CDBG disaster funds completed. The City is also participating in the County's Flood Recovery Small Business (FRSB) loan program. Homes damaged by the flooding have been given priority in CDBG funded housing rehabilitation programs.

86. Section 108 Loan Guarantee

Jurisdiction may use the Section 108 Projects Worksheet in the Projects.xls file of the CPMP Tool to provide this information. However, a brief summary should be included in the narratives section on what activities associated with the Section 108 Project will take place during the years covered by the Consolidated Plan Strategic Plan.

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

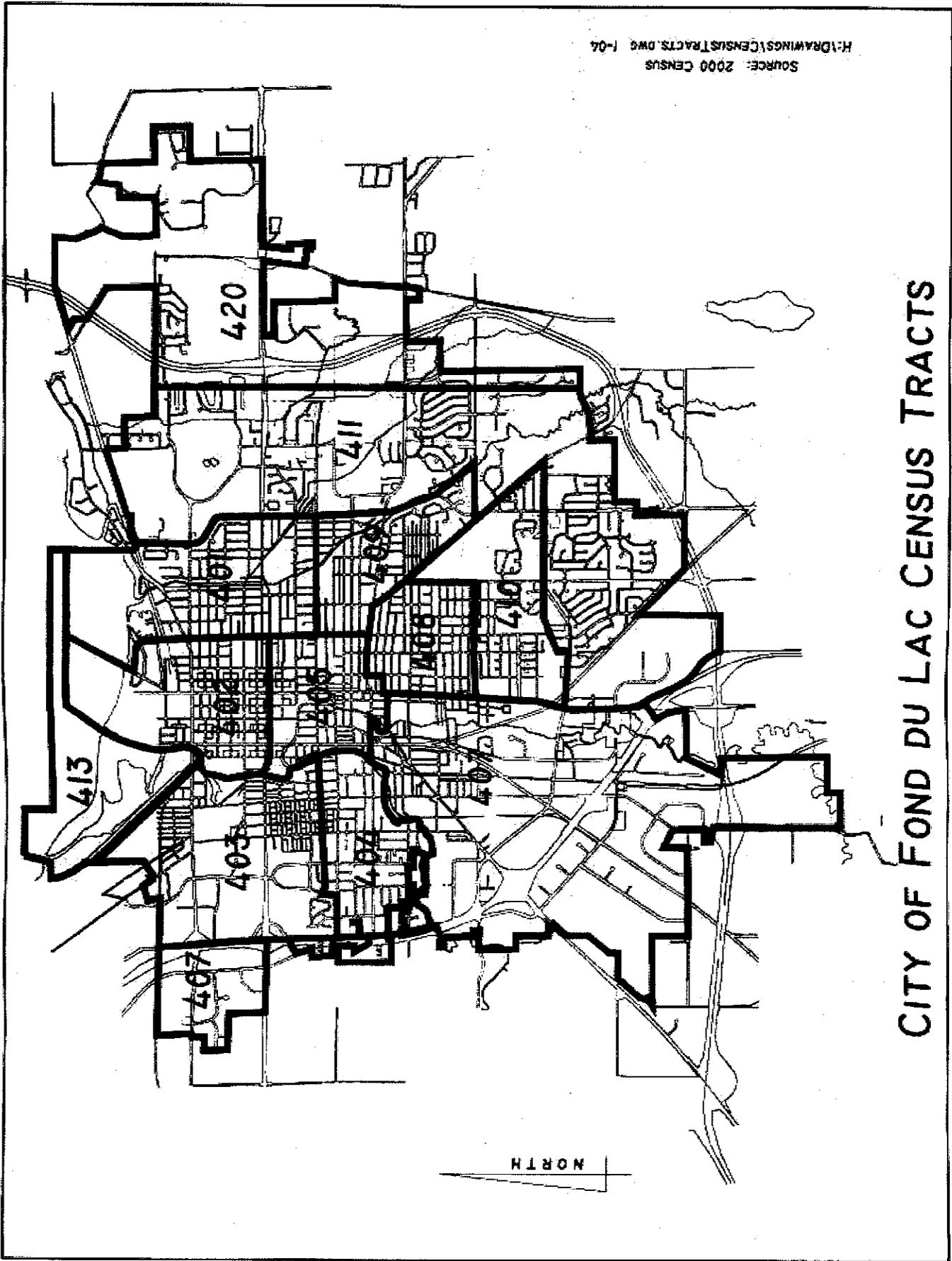
Not applicable.

Attachments

Maps & Tables

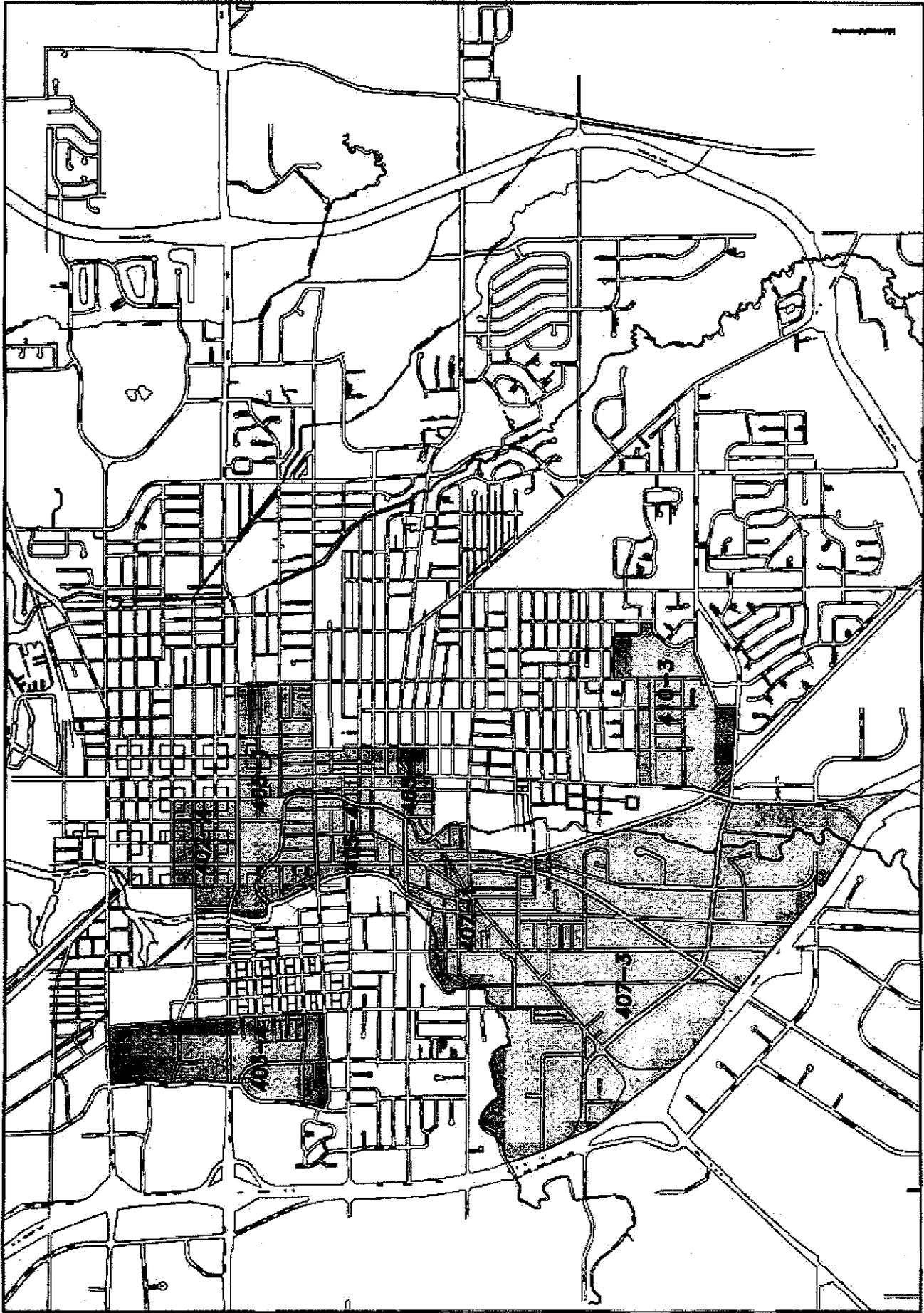
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3-5- Yr Consolidated Plan Narratives



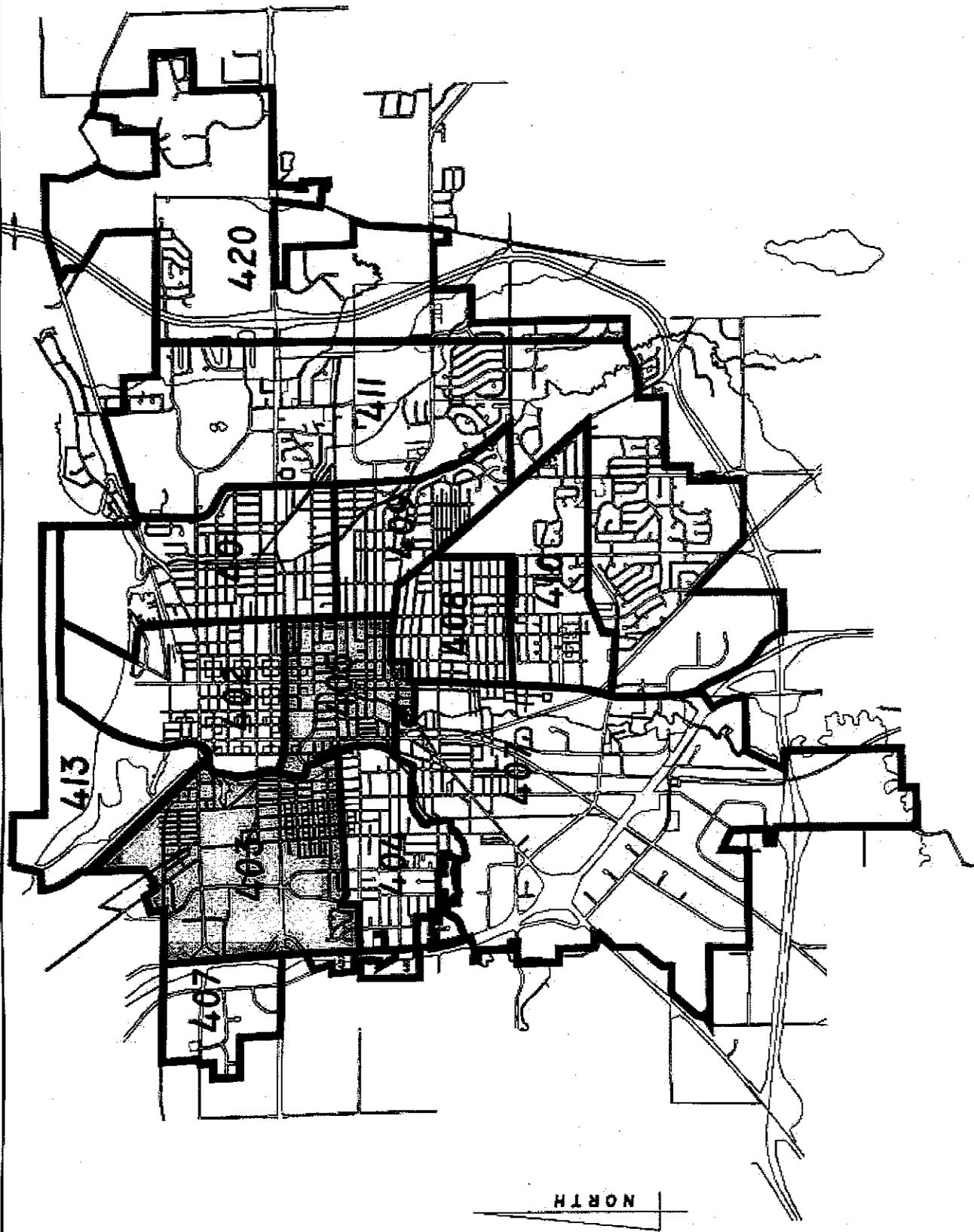
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CITY OF FOND DU LAC CENSUS TRACTS

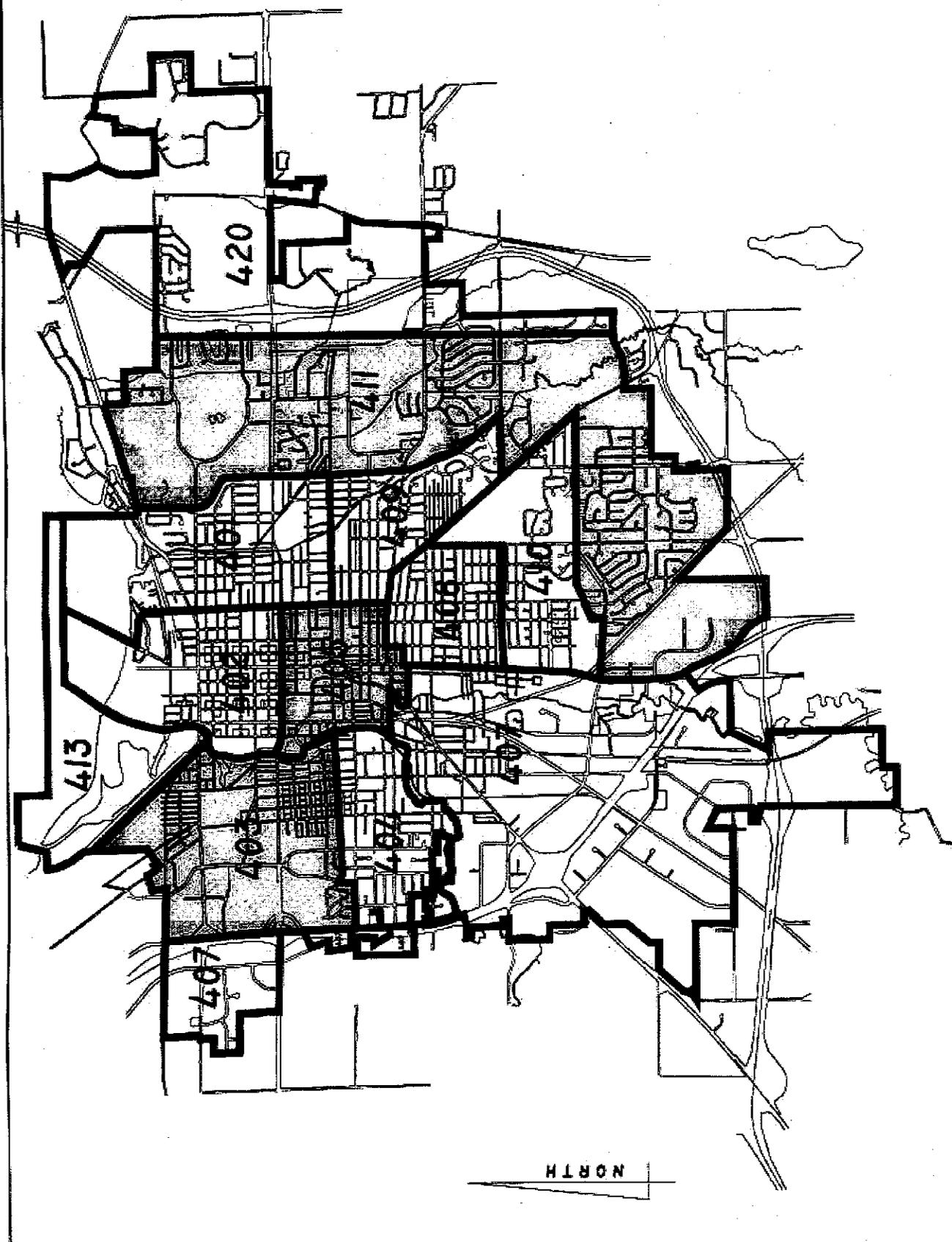


Census Block Groups With 51% or More
Low or Moderate Income Persons

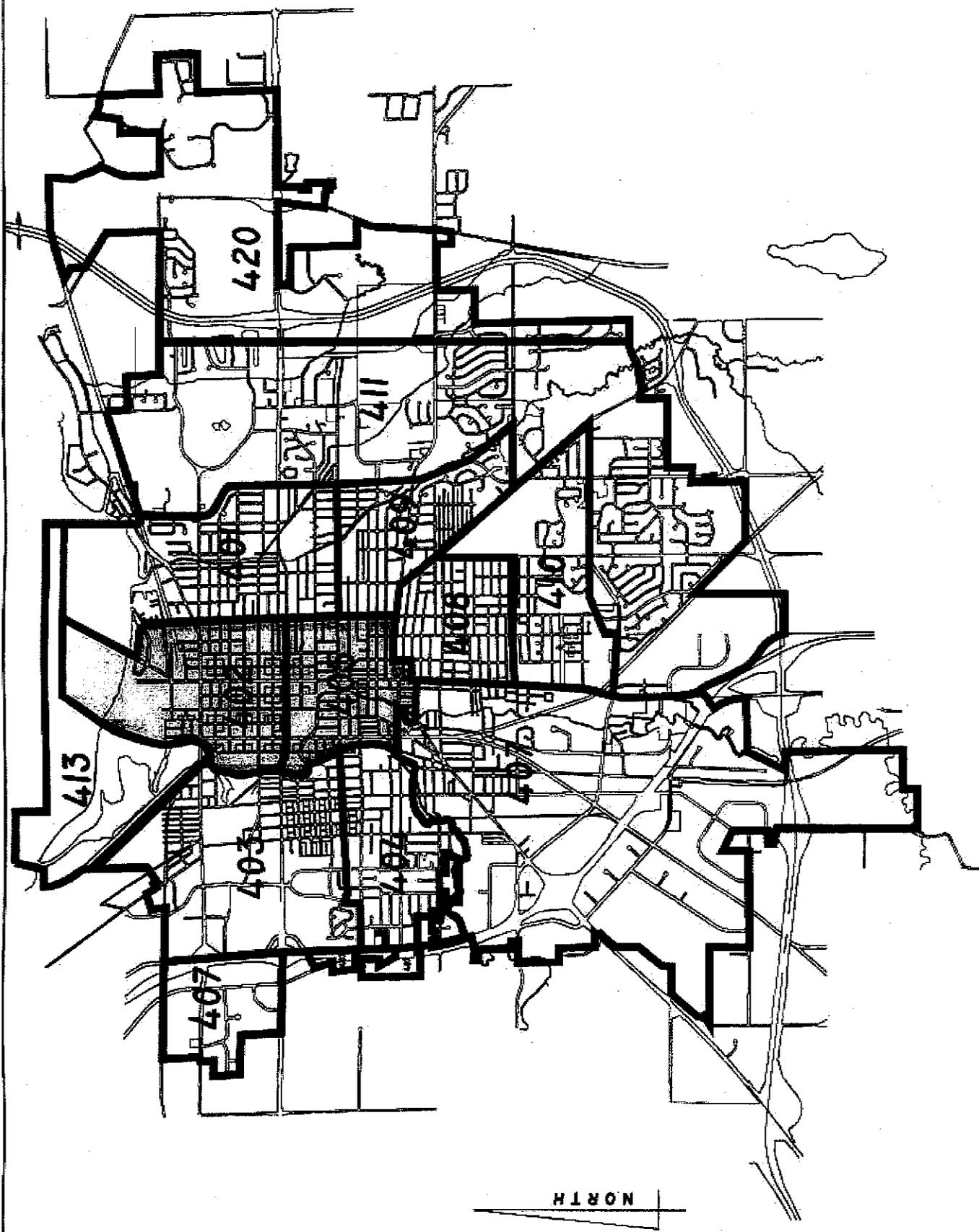
000 = Census Tract
0 = Block Group
Source: 2000, US Census



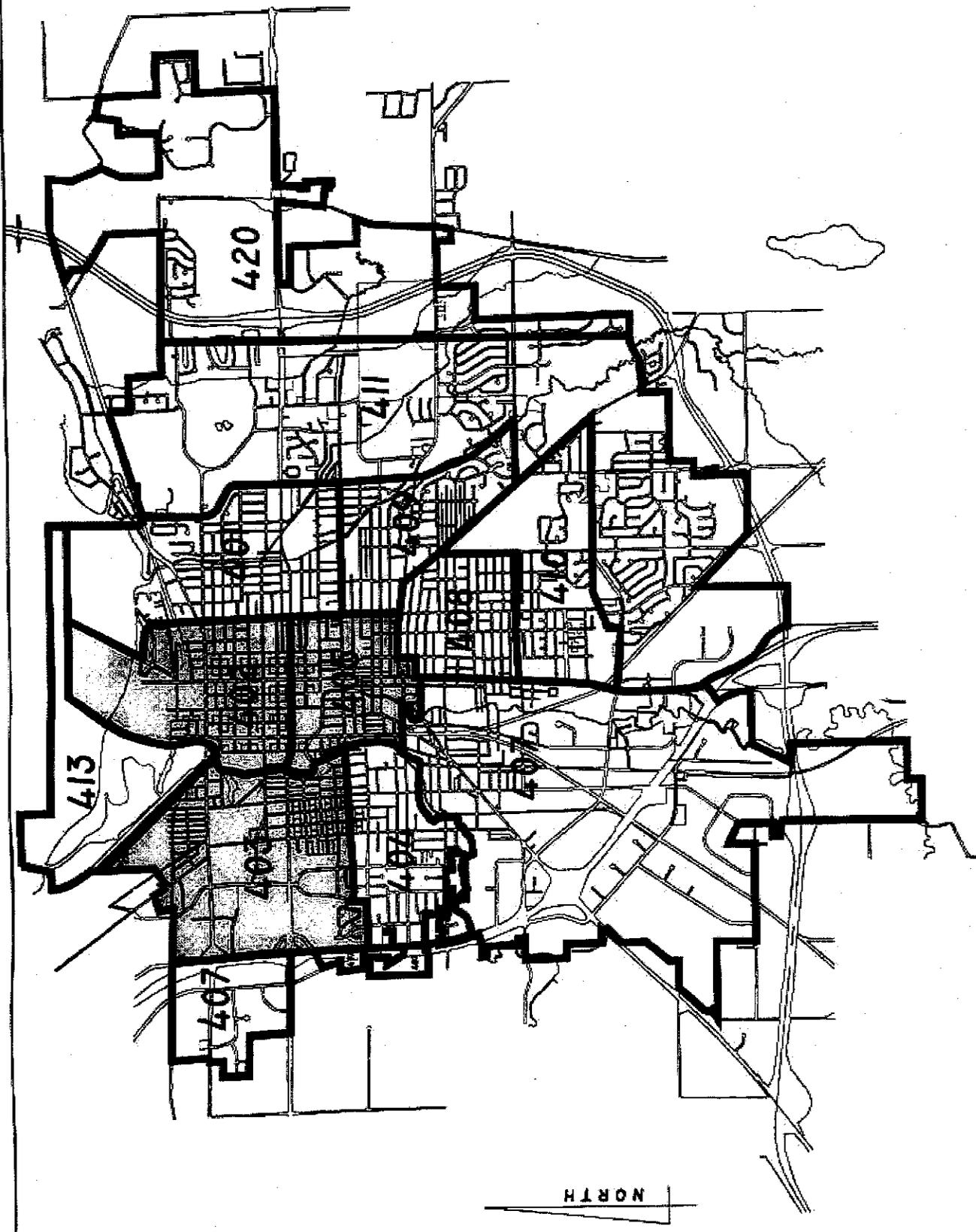
CONCENTRATION OF MINORITY POPULATION



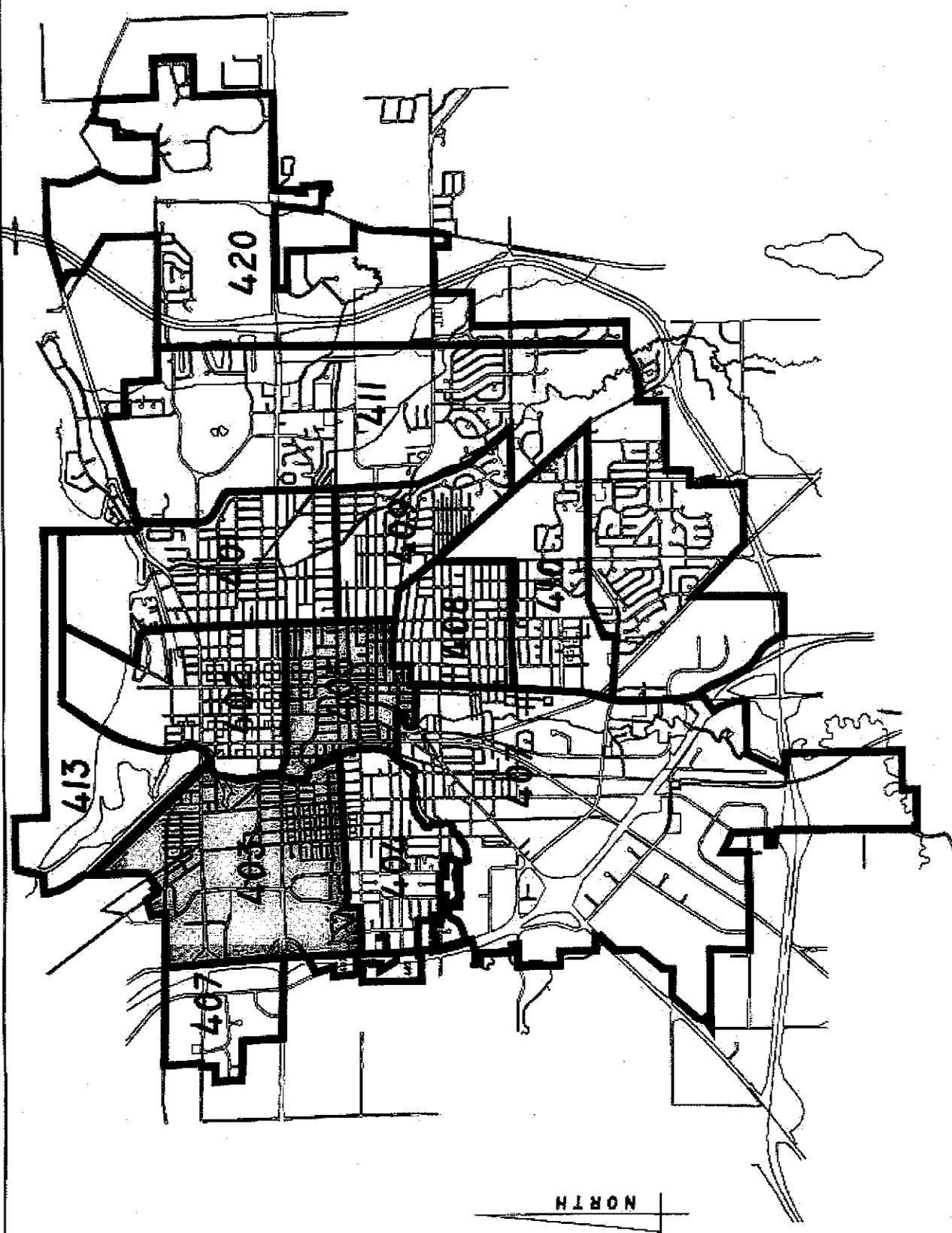
CONCENTRATION OF AFRICAN-AMERICAN POPULATION



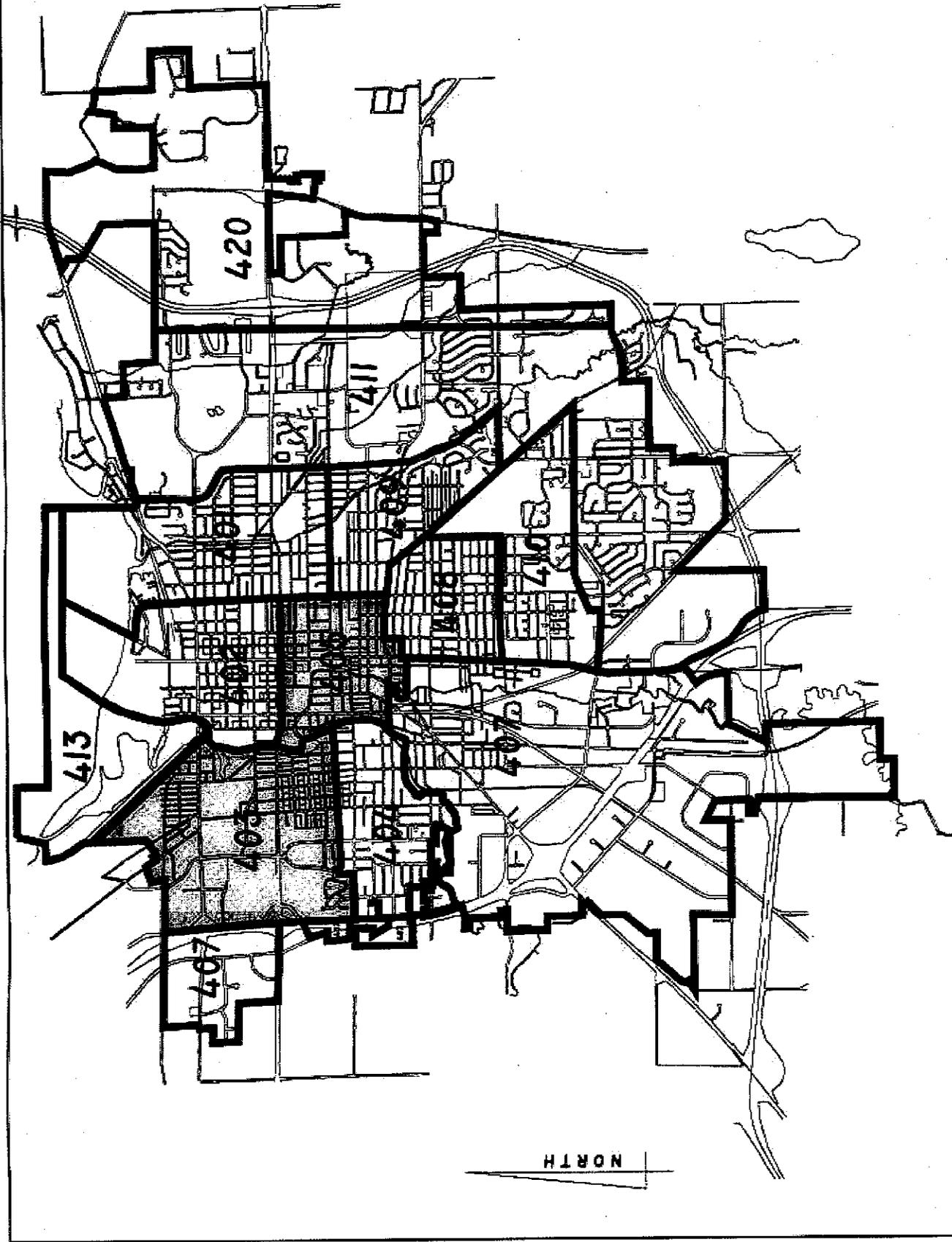
CONCENTRATION OF AMERICAN INDIAN/ALASKA NATIVE POPULATION



CONCENTRATION OF ASIAN/NATIVE HAWAIIAN & PACIFIC ISLANDER POPULATION



CONCENTRATION OF SOME OTHER RACE POPULATION



CONCENTRATION OF HISPANIC POPULATION

Jurisdiction

Housing Market Analysis

Complete cells in blue.

	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Housing Stock Inventory						
Affordability Mismatch						
Occupied Units: Renter		2048	2983	1303	6334	633
Occupied Units: Owner		186	1967	8192	10345	1035
Vacant Units: For Rent	3%	166	242	105	513	51
Vacant Units: For Sale	1%	2	27	114	143	14
Total Units Occupied & Vacant		2402	5219	9714	17335	1733
Rents: Applicable FMRs (in \$s)		520	626	823		
Rent Affordable at 30% of 50% of MFI (in \$s)		551	659	847		
Public Housing Units						
Occupied Units		166	13	58	237	0
Vacant Units		6	1	4	11	0
Total Units Occupied & Vacant		172	14	62	248	0
Rehabilitation Needs (in \$s)		3,600,000	10,420,000	24,275,000	38,295,000	

1. Substandard units estimated at 10%.
2. 2008 Fair Market Rents.
3. Rent affordable figures are taken from HUD User 2008 50th Percentile Rent Estimate.
4. Rehabilitation needs are based on \$15,000 per unit for 0-1 bedroom units, \$20,000 per unit for 2 bedroom units, and \$25,000 per unit for 3 bedroom units.
5. Public housing information was provided by the City Housing Authority.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Grantee: City of Fond du Lac, WI		Only complete blue sections. Do NOT type in sections other than blue.																	Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income, HIV/AIDS Population			
		Current % of Households	Current Number of Households	3-5 Year Quantities						Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member													
Elderly	Renters			Year 1	Year 2	Year 3	Year 4*	Year 5*	Multi-Year	% Goal																
				Goal	Actual	Goal	Actual	Goal	Actual																	Goal
		NUMBER OF HOUSEHOLDS	100%	192																						
		With Any Housing Problems	47.9	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cost Burden > 30%	47.9	92																						
		Cost Burden > 50%	7.3	14																						
		NUMBER OF HOUSEHOLDS	100%	430																						
		With Any Housing Problems	9.8	42																						
		Cost Burden > 30%	9.8	42																						
		Cost Burden > 50%	0	0																						
		NUMBER OF HOUSEHOLDS	100%	131																						
		With Any Housing Problems	6.1	8																						
		Cost Burden > 30%	0	0																						
		Cost Burden > 50%	0	0																						
		NUMBER OF HOUSEHOLDS	100%	780																						
		With Any Housing Problems	10.5	82																						
		Cost Burden > 30%	9.2	72																						
		Cost Burden > 50%	0	0																						
		NUMBER OF HOUSEHOLDS	100%	741																						
		With Any Housing Problems	15.1	112	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Cost Burden > 30%	15.1	112	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Cost Burden > 50%	5.3	39	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		NUMBER OF HOUSEHOLDS	100%	586																						
		With Any Housing Problems	39.1	229	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
		Cost Burden > 30%	37.8	221	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
		Cost Burden > 50%	4.3	25	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		NUMBER OF HOUSEHOLDS	100%	148																						
		With Any Housing Problems	17.6	26	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Cost Burden > 30%	5.4	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Cost Burden > 50%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		NUMBER OF HOUSEHOLDS	100%	257																						
		With Any Housing Problems	40.5	104	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Cost Burden > 30%	40.5	104	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Cost Burden > 50%	8.9	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Needs Table		Grantee: City of Fond du Lac, WI																				
		Only complete blue sections. Do NOT type in sections other than blue.																				
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems	Current % of Households	Current Number of Households	3-5 Year Quantities															Total Disabled	Total Lead Hazard	Total Renters	Total Owners	Total Low Income, HIV/AIDS Population
			Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year		Priority Need?	Plan. to Fund?	Fund. Source					
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal				Actual	% HSHLD	# HSHLD	Tot. Elderly	Tot. Sm. Related
Total Any Housing Problem			100	0	30	0	30	0	0	0	0	0	0	0	0	103	57	0	958	0	0	
Total 215 Renter																			2055		4460	
Total 215 Owner			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		297		2471	
Total 215																						

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality
	Emergency	Transitional			
1. Homeless Individuals	18	5	7	30	(A) administrative records
2. Homeless Families with Children	0	8	0	8	
2a. Persons in Homeless with Children Families	0	28	0	28	
Total (lines 1 + 2a)	18	33	7	58	
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality
	Sheltered	Transitional			
1. Chronically Homeless	1	5	6		(A) administrative records
2. Severely Mentally Ill	4	0	4		
3. Chronic Substance Abuse	6	0	6		
4. Veterans	1	0	1		
5. Persons with HIV/AIDS	0	0	0		
6. Victims of Domestic Violence	6	0	6		
7. Youth (Under 18 years of age)	0	0	0		

Part 3: Homeless Needs Table: Individuals	Needs	Currently Available	Gap	5-Year Quantities										Total	Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other			
				Year 1		Year 2		Year 3		Year 4		Year 5						Goal	Actual	% of Goal
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete							
Emergency Shelters	20	20	0	6*	0	0	0	0	0	0	0	0	0	0	0	0	0###			
Transitional Housing	9	4	5	0	0	2	0	0	0	0	0	0	0	0	0	0	0%		C/O	
Permanent Supportive Housing	10	0	10	0	0	0	0	0	0	2	0	0	0	0	0	0	0%		C/O	
Total	39	24	15	6*	0	2	0	2	0	0	0	0	0	0	4	0	0%			
Chronically Homeless	5	0	0																	

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total		Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other	
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual				% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	18	18	0	18*	0	0	0	0	0	0	0	0	0	18*	0	###			
	Transitional Housing	31	25	6	0	0	0	2	0	0	0	0	0	0	2	0	0%			
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###		C/O	
	Total	49	43	6	18*	0	0	2	0	0	0	0	0	20	0	0%				

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

*A proposed acquisition of a leased shelter facility (Bishop's House) by Solutions Center to assure continuity of service.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Jurisdiction	Needs	Current	Gap	Only complete blue sections.												Plan to Fund? Y/N									
				Year 1			Year 2			Year 3			Year 4				Year 5			Cumulative					
				Outputs Households		Funding	Outputs Households		Funding	Outputs Households		Funding	Outputs Households		Funding		Outputs Households		Funding	Outputs Households		Funding			
				HOPWA Assistance	Non-HOPWA	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	HOPWA Assistance	Non-HOPWA	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	HOPWA Assistance	Non-HOPWA		HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	% of Goal	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
HOPWA Performance Chart 1	Tenant-based Rental Assistance	0	0	0																					
	Short-term Rent, Mortgage and Utility payments	0	0	0																					
	Facility-based programs	0	0	0																					
	Units in facilities supported with operating costs	0	0	0																					
	Units in facilities developed with capital funds and placed in service during the program year	0	0	0																					
	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0																					
	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0																					
	Adjustment for duplication of households (i.e., moving between types of housing)	0	0	0																					
	Subtotal unduplicated number of households/units of housing assisted																								
	Supportive Services																								
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	0	0																						
Housing Placement Assistance																									
Housing Information Services	0	0	0																						
Permanent Housing Placement Services	0	0	0																						
Housing Development, Administration, and Management Services																									
Resource identification to establish, coordinate and develop housing assistance resources	0	0	0																						
Project Outcomes/Program Evaluation (if approved)	0	0	0																						
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)	0	0	0																						
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)	0	0	0																						
Other Activity (if approved in grant agreement)																									
Specify:																									
1		0	0	0																					
2		0	0	0																					
3		0	0	0																					
4		0	0	0																					

2009 Shelter Acquisition
for Solutions Center



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-1 Availability/Accessibility of Decent Housing								
DH-1 (1)	Assist the Solutions Center to acquire a presently leased facility (Bishop's House) to assure continued access to that 24 bed housing resource.	CDBG	Make available 24 beds to the homeless.	2009	24		0%	
		Source of Funds #2		2010			#DIV/0!	
		Source of Funds #3		2011			#DIV/0!	
				2012			#DIV/0!	
				2013			#DIV/0!	
		MULTI-YEAR GOAL			24	0	0%	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #2	2009				#DIV/0!
		Source of Funds #2		2010				#DIV/0!
		Source of Funds #3		2011				#DIV/0!
				2012				#DIV/0!
		2013					#DIV/0!	
	MULTI-YEAR GOAL				0			
	Source of Funds #1	Performance Indicator #3	2009				#DIV/0!	
Source of Funds #2	2010					#DIV/0!		
Source of Funds #3	2011					#DIV/0!		
	2012					#DIV/0!		
	2013					#DIV/0!		
	MULTI-YEAR GOAL				0			

2009 Renter Occupied Housing Rehabilitation

New Specific Objective

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (2)	Increase decent affordable renter housing through the Redevelopment Authority operated housing rehabilitation program.	CDBG	Total number of renter units rehabilitated.	2009	4		0%
				2010	4		0%
		Source of Funds #2		2011	4		0%
				2012			#DIV/0!
		Source of Funds #3		2013			#DIV/0!
					12		0%
	Increase affordable decent housing by rehabilitating up to 4 renter units occupied by low-moderate income households.	CDBG	Number of units brought from substandard to standard	2009	4		0%
				2010	4		0%
		Source of Funds #2		2011	4		0%
				2012			#DIV/0!
		Source of Funds #3		2013			#DIV/0!
					12		0%
		CDBG	Number of units brought into compliance with lead safe housing rules.	2009	4		0%
				2010	4		0%
		Source of Funds #2		2011	4		0%
				2012			#DIV/0!
		Source of Funds #3		2013			#DIV/0!
					12		0%

2009 Homestead Opportunity Program



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-2 Affordability of Decent Housing									
DH-2 (3)	Create affordable homeowner units for LMI homebuyers using local non-profit organizations. During 2009 we plan on acquiring 1 vacant lot for donation to a local non-profit developer.	CDBG	Number of affordable units of housing created for LMI households.	2009	1		0%		
		Source of Funds #2		2010	1		0%		
		Source of Funds #3		2011	1		0%		
					MULTI-YEAR GOAL	2012			#DIV/0!
					MULTI-YEAR GOAL	2013			#DIV/0!
					MULTI-YEAR GOAL				#DIV/0!
				Source of Funds #1	Performance Indicator #2	2009			#DIV/0!
				Source of Funds #2		2010			#DIV/0!
				Source of Funds #3		2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
					MULTI-YEAR GOAL				#DIV/0!
				Source of Funds #1	Performance Indicator #3	2009			#DIV/0!
		Source of Funds #2		2010			#DIV/0!		
		Source of Funds #3		2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
			MULTI-YEAR GOAL				#DIV/0!		
				2009			#DIV/0!		
				2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
			MULTI-YEAR GOAL				#DIV/0!		
				2009			#DIV/0!		
				2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
			MULTI-YEAR GOAL				#DIV/0!		
				2009			#DIV/0!		
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				2012			#DIV/0!		
				2013			#DIV/0!		
			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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			MULTI-YEAR GOAL				#DIV/0!		
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				2010			#DIV/0!		
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				2012			#DIV/0!		
				2013		</			

2009 Economic Development Revolving Loan Fund



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Availability/Accessibility of Economic Opportunity							
EO-1 (1)	Provide loans to existing or new businesses for the acquisition of machinery and equipment, purchase land, and/or purchase of buildings for the purpose of creating economic opportunities for low-and moderate-income persons. Provide loans to 4 businesses to create/retain 25 jobs of which 51% will be for low or moderate income persons.	CDBG	Number of businesses assisted.	2009	4		0%
		Source of Funds #2		2010	4		0%
		Source of Funds #3		2011	4		0%
				2012		#DIV/0!	
				2013		#DIV/0!	
			MULTI-YEAR GOAL		12	0	0%
		Source of Funds #1	Total number of jobs.	2009	25		0%
		Source of Funds #2		2010	25		0%
		Source of Funds #3		2011	25		0%
				2012		#DIV/0!	
				2013		#DIV/0!	
			MULTI-YEAR GOAL		75	0	0%
Source of Funds #1	Performance Indicator #3	2009			#DIV/0!		
Source of Funds #2		2010			#DIV/0!		
Source of Funds #3		2011			#DIV/0!		
		2012			#DIV/0!		
		2013			#DIV/0!		
	MULTI-YEAR GOAL		0	0	#DIV/0!		

Program Year 2	CDBG	▼	Proposed Amt.	300,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	10 Housing Units	▼	Proposed Units	30	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 3	CDBG	▼	Proposed Amt.	300,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	10 Housing Units	▼	Proposed Units	30	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 4	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

Project Name: Renter Occupied Housing Rehabilitation, 1-4 unit structures				
Description:	IDIS Project #: UOG Code: UOG Code			
This program makes 0% and low interest loans to landlords who rent to low-moderate income tenants in 1-4 unit structures. Funds are used for moderate housing rehabilitation including energy saving improvements.				
Location:	Priority Need Category:			
Enter location, address, zip codes, census tracts, or other elements that will help to identify the location of the project. City-Wide	Select one: Rental Housing ▼			
Explanation:				
Expected Completion Date: 3/31/2010				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability				
Specific Objectives				
1	Improve the quality of affordable rental housing ▼			
2	Improve access to affordable rental housing ▼			
3	▼			
Project-level Accomplishments	10 Housing Units ▼	Proposed 4	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome		Performance Measure		Actual Outcome
Improved Housing Quality		Number of renter units rehabilitated		
14A Rehab; Single-Unit Residential 570.202 ▼		Matrix Codes ▼		
14B Rehab; Multi-Unit Residential 570.202 ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 50,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units ▼	Proposed Units 4	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2	CDBG	▼	Proposed Amt.	50,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	10 Housing Units	▼	Proposed Units	4			Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	50,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	10 Housing Units	▼	Proposed Units	4			Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units				Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units				Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: Homestead Opportunity Program				
Description:	IDIS Project #: UOG Code: UOG Code			
Project involves the acquisition of real estate suitable for construction of new single family homes by non-profit organizations like Habitat for Humanity or Advocap's Fresh Start program. Funds may also be used for limited site work and/or purchase of existing homes suitable for rehabilitation.				
Location:	Priority Need Category			
Enter location, address, zip codes, census tracks, or other elements that will help to identify the location of the project. City-Wide	Select one: Owner Occupied Housing ▼			
Expected Completion Date:	Explanation:			
3/31/2010				
Objective Category	Specific Objectives			
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Increase the availability of affordable owner housing ▼ 2 Improve access to affordable owner housing ▼ 3			
Outcome Categories				
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability				
Project-level Accomplishments	10 Housing Units ▼	Proposed 1	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Purchase 1 lot during 2009.	# of affordable units of hsg created for LMI households.			
01 Acquisition of Real Property 570.201(a) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 25,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units ▼	Proposed Units 1	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2	CDBG	▼	Proposed Amt.	25,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	10 Housing Units	▼	Proposed Units	1		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	25,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	10 Housing Units	▼	Proposed Units	1		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: Shelter Acquisition for Solutions Center					
Description:	IDIS Project #: UOG Code: UOG Code				
The project will provide a grant to the Solutions Center, a local non-profit organization which provides shelter and other services to the homeless and victims of domestic violence. Grant funds will be used to purchase real estate they presently lease for use as an emergency shelter.					
Location:	Priority Need Category				
Enter location, address, zip codes, census tracks, or other elements that will help to identify the location of the project. 75 W Division St.	Select one: Homeless/HIV/AIDS ▼				
Expected Completion Date:	Explanation:				
<input type="checkbox"/> Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives				
	1 Increase range of housing options & related services for persons w/ special needs ▼				
	2 ▼				
	3 ▼				
Project-level Accomplishments	01 People ▼	Proposed 24	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
		Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
Better availability due to ownership status.		Numbers of persons sheltered.			
01 Acquisition of Real Property 570.201(a) ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. 75,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 3	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 4	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

Project Name: Economic Development Revolving Loan Fund						
Description:	IDIS Project #: UOG Code: UOG Code					
Using predominately repayments from previous CDBG funded economic development loans, the Redevelopment Authority will re-lend these monies to businesses that will create or retain jobs, 51% of which will be for low-moderate income persons.						
Location: Enter location, address, zip codes, census tracts, or other elements that will help to identify the location of the project. City-Wide	Priority Need Category Select one: Economic Development ▼					
Expected Completion Date:	Explanation:					
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve economic opportunities for low-income persons ▼ 2 ▼ 3 ▼					
Project-level Accomplishments	13 Jobs ▼	Proposed 25	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	Greater availability of jobs.		Number of loans made and jobs created.			
	18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 530,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units 25		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.	120,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units	6			Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	120,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units	6			Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units				Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.				Fund Source:	▼	Proposed Amt.	
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units				Accompl. Type:	▼	Proposed Units	
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: Special Economic Development Project						
Description:	IDIS Project #: UOG Code: UOG Code					
Project involves a CDBG grant to a major business which will assist their purchase of equipment and related activities resulting in the creation of a substantial number of well compensated positions.						
Location:	Priority Need Category:					
Enter location, address, zip codes, census tracts, or other elements that will help to identify the location of the project. Census Tract 405	Select one: Economic Development ▼					
Expected Completion Date:	Explanation:					
Objective Category	Specific Objectives					
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	1 Improve economic opportunities for low-income persons ▼ 2 ▼ 3 ▼					
Outcome Categories						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Project-level Accomplishments	13 Jobs ▼	Proposed 33		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Greater availability of jobs.	Number of jobs created.					
18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 100,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	13 Jobs ▼	Proposed Units 5		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.	270,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	13 Jobs	▼	Proposed Units	14	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units		
		Actual Units				Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	270,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	13 Jobs	▼	Proposed Units	14	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units		
		Actual Units				Actual Units		
Program Year 4	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units		
		Actual Units				Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units		
		Actual Units				Actual Units		