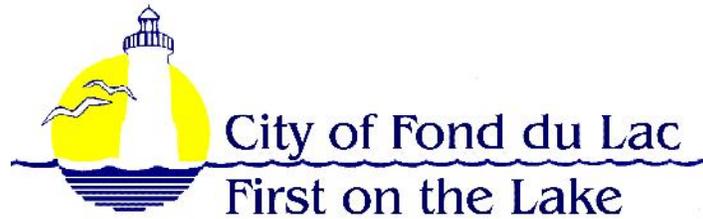


**2012-2016
Consolidated Plan**



Community Development Block Grant

**U.S. Department of Housing and Urban
Development**

**City of Fond du Lac
Department of Community Development
January 2012**

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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: 2012 - 2016

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 City of Fond du Lac's 2012-2016 Consolidated Plan serves as the 5-Year Strategic Plan for the community. The City may update or amend the Consolidated Plan as additional data from the 2010 Census and American Community Survey becomes available and may reflect changes within the community that impacts the proposed projects and activities. The proposed projects and/or activities are summarized in the tables below. The City has made every effort to balance community development and housing needs through public service, public improvement, housing and economic development activities.

Over the time, the City has refined its approach in investing CDBG funds in the community to include collaboration with community partners. The City continues its efforts to collaborate on and support other efforts and organizations within the community through communication, participation and, when possible, funding.

Jurisdiction: City of Fond du Lac

The Consolidated Plan represents activities that will meet the three basic goals to assist low-and-moderate income persons.

- 1) Provide decent affordable housing
- 2) Provide a suitable living environment
- 3) Expand economic opportunities

Objectives and Outcomes:

The following projects along with their objectives and outcomes are identified as part of the Consolidated Plan:

- Affordability of Decent Housing
 - Increase affordability of owner-occupied and renter-occupied housing through a housing rehabilitation loan program.
 - Create affordable homebuyer opportunities through the acquisition of vacant lots to donate to a local non-profit developer.
- Availability/Accessibility of Decent Housing
 - Improve accessibility and availability to shelter by supporting extended hours at the warming shelter.
- Sustainability of Decent Housing
 - Assist with funding of utility costs to ensure ongoing operation of the homeless shelter.
- Availability/Accessibility of Suitable Living Environment
 - Continued support of access to after-school, summer and Money Matters programs for low-and-moderate income youth.
 - Continued support of access to shelter and case management for individuals that are homeless or at imminent risk of homelessness.
- Sustainability of Suitable Living Environment
 - Remove blighted conditions from historic properties.
 - Raze, remediate and/or acquire blighted properties.

Evaluation of Past Performance:

The City of Fond du Lac has strived to increase collaboration among community partners and leverage multiple funding sources to meet the housing and community development needs of the City. The City utilizes the Consolidated Annual Performance Evaluation Report (CAPER) process as an opportunity to identify areas for improvement and have not received any corrective actions. In the past, the City has budgeted and often exceeded the minimum 70% benefit to low and moderate income persons and has met the 1.5 standard for timeliness for CDBG funds at its 60-day review. For PY2011, the City did not meet the timeliness standard. This was due, in part, to some challenges in the housing rehabilitation loan program. The City will take steps to ensure timely expenditure of funds in future program years.

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. Staff from the City's Community Development Department collaborates with ADVOCAP, Inc., Solutions Center, Habitat for Humanity, Fond du Lac County Economic Development Corporation (FCEDC), Downtown Fond du Lac Partnership (DFP) and program subrecipients to administer programs covered by the Consolidated Plan.

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 from the Fond du Lac County Health Department, Fond du Lac County Department of Social Services and Wisconsin Legal Action regularly participate in the monthly Fond du Lac Housing Coalition meetings. During these meetings, health, social, fair housing and other legal issues (eviction, foreclosure, etc) are discussed with the larger group.

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 primary consultation with public and private agencies to address needs of any persons that are chronically homeless occurs during the monthly Fond du Lac Housing Coalition meetings. The Coalition includes representatives from ADVOCAP, Inc. (the lead agency in the community's Continuum of Care); Solutions Center (provider of a men's and women's shelter in addition to a seasonal warming shelter); Salvation Army (supportive services); United Way (funding and resources); Fond du Lac County Veterans Department; Fond du Lac Housing Authority (representing City and County public housing); Habitat for Humanity; Fond du Lac County Health and Social Service Departments; Wisconsin Legal Action; and UW-Extension.

The monthly meetings focus on current issues facing the homeless population, including what agencies have capacity and resources available to serve these client needs; identifying needs that currently cannot be met with current resources and potential new programs or efforts to meet those unmet needs.

Jurisdiction: City of Fond du Lac

Staff sends out public hearing notices to each organization represented on the Housing Coalition to encourage participation by their agency as well as by the clients they serve in the review and implementation of the CDBG program.

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))

Community Development staff has regular contact with the business community through its Economic Development efforts and programs. A representative from the City sits on the Fond du Lac County Economic Development Corporation Board of Directors and Revolving Loan Fund Committee. A City representative sits on the Downtown Fond du Lac Partnership Board of Directors and the Restructuring Committee. City staff also attends the monthly Hamilton Area Neighborhood District (a neighborhood group) meeting. This group includes a local church, residents and at times, local business owners. The Redevelopment Authority includes representatives from the business, development and faith-based organizations.

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 Loan Program for EBLL testing of residents, age 6 and under, not covered by health insurance prior to the start of rehabilitation projects.

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, 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 faith based community groups and a representative from the Fond du Lac City Council.

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As the lead oversight agency for the Consolidated Plan, the RDA review and approves subrecipient agreements with non-profit organizations and community groups, such as the Salvation Army of Fond du Lac, Boys & Girls Club of Fond du Lac, and Downtown Fond du Lac Partnership to carry out the programs in the Consolidated Plan.

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

Strengths

- 1) The RDA consists primarily of uncompensated citizen members. This allows them to identify community needs that may not be apparent to staff, assess community needs and design responses without undue consideration of political or other expediencies.
- 2) Primary focus of the RDA is the implementation of the Consolidated Plan.
- 3) Strong staff support, including the Community Development Director, Redevelopment Planner, Community Development Specialist and Rehabilitation Specialist. Each individual provides a different type and level of support to the RDA and each program.
- 4) Most of the non-profits organizations that are either partners or subrecipients are familiar with the regulations or type of data required for reporting.

Gaps

- 1) The RDA's citizen members have full-time jobs which limits the amount of time they can devote to their leadership and oversight responsibilities.
 - 2) The non-profit organizations that partner with or are subrecipients of program funds carry out components of the Consolidated Plan as well as other programs and activities that require dedication of staff resources that may restrict the amount of time to Consolidated Plan activities or involvement/participation in long and short term identification of needs.
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 (Fond du Lac Area Housing Coalition). The Housing Coalition has City staff representation as well as representation from the business, development and social service community including: Fond du Lac County Health Department, Salvation Army, Solutions Center, ADVOCAP, Inc., Fond du Lac County Veteran's Services, and Fond du Lac County Cooperative Extension. Each agency provides updates at the meeting and highlights any issues or concerns.

The City also has active representation on the Fond du Lac Economic Development Corporation (FCEDC), the community's primary economic development organization, at both the staff and Board levels. The FCEDC Board is comprised of individuals from the City and County business community. The FCEDC administers the City's Economic Development Revolving Loan Fund (EDRLF) Program. In addition, the FCEDC shares resources with the City and

Jurisdiction: City of Fond du Lac

other economic development agencies, such as the Downtown Fond du Lac Partnership (DFP), as needed to achieve program goals and objectives, such as demographic/economic data to help attract a business to the downtown or identify potential businesses looking to expand.

The Community Development Director also participates as an ex-officio member of the Board of Directors for the Downtown Fond du Lac Partnership, which is part of the Fond du Lac Area Association of Commerce. Community Development staff also participate in subcommittees of the DFP including the Design Review Board and Economic Restructuring Committee. Local downtown business merchants actively participate in many levels of the DFP.

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.

Public participation is an important component of the Consolidated Plan development process. Residents are encouraged to participate in a number of ways. As described in the Citizen Participation Plan, residents are encouraged to attend the public hearing in which needs are identified as well as plan approval processes. Notices are printed in the Fond du Lac Action Advertiser, a general circulation newspaper distributed to all households, including low-and-moderate income households. The notices are placed on the City's website, Fond du Lac Public Library, Fond du Lac Police Department and City of Fond du Lac Notices/Agenda board outside the City Clerk's office. The notices include a statement in Hmong and Spanish, the predominate non-English languages within the community, inviting non-English speakers to attend and that interpreters are available upon request. In addition, 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.

To increase public participation and feedback on the Consolidated Plan, staff has established an outreach campaign to collect input/feedback from different groups and organizations in the community. These efforts included 1) a discussion with the Housing Coalition specifically targeted at identifying needs and priorities for the 2012-2016 Consolidated Plan; 2) a discussion with the Fond du Lac Housing Authority Resident Council; 3) a discussion with a group of

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young adults from the Boys & Girls Club of Fond du Lac; 4) a discussion with the Hamilton Area Neighborhood District (HAND- a neighborhood group). The Hamilton Area is one of the target or focus areas for the City's reinvestment efforts, including CDBG and non-CDBG projects.

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 October 25, 2011. Extensive outreach was made including a public notice advertisement on October 9, 2011 in the Fond du Lac Action Advertiser, a general circulation newspaper distributed to all households, including low-and-moderate income households. The notices are placed on the City's website, Fond du Lac Public Library, Fond du Lac Police Department and City of Fond du Lac Notices/Agenda board outside the City Clerk's office. The notices were emailed to representatives from the Housing Coalition in addition to a Housing Providers list (a database of approximately 50 individuals/organizations that have expressed interest in the CDBG program). A follow-up email to the Housing Providers network was sent three (3) days before the public hearing to encourage attendance.

As indicated in Question 9 above, staff established an outreach campaign to collect input/feedback from different groups and organizations in the community. These efforts included 1) a discussion with the Housing Coalition specifically targeted at identifying needs and priorities for the 2012-2017 Consolidated Plan; 2) a discussion with the Fond du Lac Housing Authority Resident Council; 3) a discussion with a group of young adults from the Boys & Girls Club of Fond du Lac; 4) a discussion with the Hamilton Area Neighborhood District (HAND- a neighborhood group). The Hamilton Area is one of the target or focus areas for the City's reinvestment efforts, including CDBG and non-CDBG projects.

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.

At the October 25, 2011 Public Hearing to identify needs for the Annual Action Plan and Consolidated Plan, Lindee Kimball, Executive Director of Solutions Center spoke in support of the CDBG program. She requested funding assistance for utility costs for operation of the men's and women's shelter.

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A member of the Redevelopment Authority questioned whether a weatherization program was a need, specifically for rental units. They indicated that some of the non-profits in the area provide assistance for utility payments and that these utility costs seem high for rental units. Staff researched the need for a weatherization program prior to the adoption of the Needs Assessment in December. Staff reported that ADVOCAP administers a Weatherization Program and that the City's current owner-occupied and renter-occupied housing rehabilitation loan program permits energy conservation improvements. Staff recommended against establishing a separate weatherization program when other programs are available and a separate program would require setting aside funds that may not be used in a timely manner.

The City did not receive any comments during the 30-day comment period. All comments were accepted.

Aaron Goldstein, President and Steve Leaman, Treasurer, Habitat for Humanity, stated their appreciation for the continued partnership with the Redevelopment Authority as part of the Homestead Opportunity Program. Under this program, Habitat has been able to low and moderate income families into newly constructed single-family homes in neighborhoods that would not otherwise see reinvestment and new residential construction.

Diane Wojcik, Managing Agent, ARC Housing, Inc., stated she was in attendance to learn more about the CDBG program.

The City did not receive any comments during the 30-day comment period. All comments were accepted.

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.

Substantial amendments are defined as a change in planned or actual activity proposed after the official adoption of the Consolidated Plan that affects 10% or more of the City's current annual allocation of CDBG funds. In such event, the RDA will publicly post substantial amendments and publish public notices in the newspaper. The City will receive and consider comments for 30 days before implementing those amendments.

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 was based upon housing and other community needs data. Consideration was also given to input from community partners through focus group sessions and public hearings regarding their assessments of priorities within the community and their ability to carry out a program to address the identified needs. Staff also reviewed the long range goals and needs outlined in the City's Comprehensive Plan and Capital Improvement Program.

The Needs Table provides further detail for allocating investment among different activities and needs.

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; predominantly single-family homes. 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 will 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 Attachments section for maps which identify the specific block groups geographically.

Jurisdiction: City of Fond du Lac

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 total due to its large institutional (Taycheedah Correctional Facility) population which would otherwise distort the analysis.

African-American (AA): The African-American population is concentrated in the following census tracts: 411 (1.2%), 405 (1.3%), and 403 (1.6%). While these are concentrations, they still represent small numbers of African-Americans and percentage wise only a relatively slight increase over the City-wide ratio 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 American Indian/Alaska Natives 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 Asian/Native Hawaiian and Pacific Islanders is 1.5%. Slight concentrations of this group are found in the following census tracts: 403 (2.6%), 405 (3.0%), and 402 (3.7%).

Some Other Race (SOR): The City-wide distribution of individuals that identified with Some Other Race 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 groups in census tract 405.

The maps located within the Appendix identify Census tracts with low-and-moderate income persons as well as minority concentrations.

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

The City does not have any Neighborhood Revitalization Strategy Areas or any local targeted areas.

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)).

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The City intends to use the large majority of its funds within the census block groups that have high concentration 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, need for economic development and job creation, need for public services, location of concentrations of minority groups, and other community development priorities.

In the past, the City established a goal of allocating 75% of the housing rehabilitation funds to high LMI block groups. However, reaching that goal has been problematic for two reasons: 1) There has been decreased participation in the rehabilitation program by property owners in these high LMI block groups and 2) As a result of the declining economic conditions, LMI households and rehabilitation needs are occurring in other areas of the City that had not previously qualified for the program. As such, preference is provided to those individuals located in the high LMI block groups, however, the 75% goal has been readjusted to 51% for high LMI block groups.

The assignment of priority needs was made based upon input from housing and service providers at the various focus groups, input from public hearings and staff and Redevelopment Authority assessment of needs. Another key factor in assigning priority of needs was the ability of the organization to spend the funds in an effective manner and at a reasonable cost.

A degree of balancing in funding was also a consideration in the allocation of funds and assignment of priorities. The City plans on allocating funds in each area of the CDBG program: housing, public facilities, economic development, blight elimination/brownfields and public service activities.

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.

The City does not have any Neighborhood Revitalization Strategy Areas or any local targeted areas.

18. Identify any obstacles to meeting underserved needs.

The City has identified several obstacles to meeting underserved needs.

- 1) A key obstacle is lack of funding for all of the underserved needs. CDBG and other grant sources are insufficient to address all of the underserved needs. The City has to determine what activities to fund or to fund activities at a lower level in order to increase the number of activities that do receive funding. A second component of this obstacle are changes in government budgeting at the federal, state and local level have resulted in some grant programs being funded at lower levels and staff reductions.

2) Another obstacle to meeting underserved needs is the lack of awareness about the programs offered by the City, and most likely other agencies, to assist individuals in need. Many residents are unaware about the programs that are available to them or assume that they would not qualify for the programs.

3) Another obstacle continues to be the lagging/poor economic conditions, including continued high unemployment and foreclosures. The revolving loan funds are not revolving or keeping up with the demand for assistance. In addition, the poor economic conditions increase the number of individuals in need, further compounding the key obstacle of available funding.

4) Changes in budgeting/funding also affect the non-profit organizations within the community. These changes often result in fewer staff, reduction in funding for key programs or elimination of programs. Staff reductions mean that each agency must do the same or more with fewer people. As a result, it can be difficult to get full participation by these agencies on various committees where information is exchanged and efforts are coordinated. In addition, a reduction or elimination in programs means increased demand upon other agencies or unmet needs within the community.

5) Another obstacle in meeting underserved needs is identifying what those needs are within the community. The Housing Coalition and other community partners provide critical input into the planning process, however, that input reflects one perspective of underserved needs in the community. Wider participation from other groups and the public is an important part in discovering underserved needs and incorporating them into the planning process. Staff continues to identify opportunities to increase participation throughout the process.

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

The priorities and objectives of the City's Consolidated Plan to meet needs within the community focus on decent housing and suitable living environment. These will be accomplished through continuing the housing rehabilitation program, providing support to the homeless shelter, addressing blight as the community continues to struggle with economic conditions and support to those community partners that provide public services to different populations.

The Summary of Specific Objectives tables provide a more detail on the priorities and specific objectives.

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).

Housing Needs Table was completed using SOCD CHAS Data and is located in the Appendix.

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. 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% for housing costs. The most impacted sub-group was the extremely low income rental "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 comparison, the extremely low income large related rental household reported significant cost burdens whereas the moderate income large related rental household did not report a cost burden of any type.

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. This data is supported by verbal discussions at the Housing Coalition monthly meetings. Community partners that work with many extremely low and low income households have indicated that clients have a difficult time locating affordable units and that many times they are evicted after a few months because they lack the income to cover housing costs.

Jurisdiction: City of Fond du Lac

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 disproportionate need in the housing needs data generated by the 2000 U.S. Census. Disproportionate need exists when the percentage of persons in a category of need that of are a particular racial/ethnic group that are at least 10 percentage points higher than the percentage of persons in need as of whole for that category. SOCD CHAS Data for different ethnic/racial households was used to complete the determination of disproportionate need.

At the extremely low ($\leq 30\%$ MFI) and low income ($>30\%$ to $\leq 50\%$ MFI) levels, the Black, Non-Hispanic population had a significant negative difference in the rankings when compared to the overall population. 93.2% of Black, Non-Hispanic households with an income of less than 30% of MFI identified "housing problems. The comparable figure for all households is 77%. For Black, Non-Hispanic households within income between 30% and 50% of the MFI, 100% reported "housing problems". The comparable figure for all households is 50.8%.

Another racial/ethnic group that has experienced disproportionate need is Asian, Non-Hispanic households with income between 50% and 80% MFI. 55% of households within this category reported "housing problems" compared to 21.3% for all households. Data for Hispanic households and Native American, Non-Hispanic households were similar to those figures reported for all households.

Households with Mobility & Self-Care Limitations were also reviewed and there was no evidence of disproportionate need.

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 indicated in Question 20 above, very low income renter households of all types are the households most in need of resources. The City will notify developers of affordable housing regarding this need and request that consideration be given to these groups. The City will request developers use Affirmative Marketing techniques to address the disproportionate issues identified as part of the Consolidated Plan process.

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The City has made some progress towards addressing this disproportionate need. During the 2009-2011 Consolidated Plan, the WHEDA/City assisted St. Peter's RCAC was constructed which provided housing opportunities for low income elderly. During the 2012-2016 Consolidated Plan, the City anticipates that the WHEDA/City assisted Trinity Square Low-Income Tax Credit Project will be completed. This project should further address the number of affordable housing units for the very low and low income population.

In addition, the City anticipates that another WHEDA assisted project will be developed within the City's designated target area that will address the needs of the elderly and disabled.

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.

Although there has been substantial multi-family rental housing development over the past 20 years, Fond du Lac's housing stock remains predominantly composed of single family homes. Approximately 30% of the 17,570 housing units in the City 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 that has been the most successful within the community. Some low income households can also become homeowners with proper housing counseling, subsidized rehabilitation and down payment assistance. Low and moderate income households have utilized resources from community partners such as Habitat for Humanity and ADVOCAP to achieve homeownership.

Rental

Affordable rental housing needs had been met through Section 8 vouchers used by low income households to rent either older 1-4 unit "conversions" or more recently constructed multi-family units, subsidized by such agencies as WHEDA and/or the Fond du Lac Housing Authority. There are approximately 1,200 affordable rental units in a City with an estimated population of 43,000. Wherever possible, the City supports the expansion of the Housing Authority's voucher program with an emphasis on small related households.

The construction/development of new subsidized units by for profit developers is a relatively minor component of the overall strategy. This effort includes: a) redevelopment of infill sites that are appropriate for both affordable and market units; b) development of specialized housing such as various types of supportive

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housing (For example, underutilized parking/storage lots or vacant/abandoned warehouses); and c) development of new units, both subsidized and market, that are important to compliment other community development efforts (For example, the development of vacant space on the upper floors of downtown properties that provide not only rental housing opportunities but a built-in customer base for businesses located within the downtown).

The acquisition of existing units is expected to play a very small role in the City's rental housing approach. There are no immediate or long-term plans at this point, however, given the current housing and economic conditions, acquisition of severely deteriorated units that are beyond cost-effective rehabilitation may be an option. In cases where residential land use is most appropriate, these locations will become prime infill locations as discussed above.

Current economic conditions have significantly limited earning potential within the community. At times, even affordable housing is not affordable on reduced income and insufficient financial management skills. A growing strategy within the community is the use of transitional housing to assist with affordable rental housing needs. Transitional housing enables individuals that are working to obtain stable employment to grow or transition into more traditional rental housing options. Community partners, such as Salvation Army and ADVOCAP, work to provide the supportive services while enabling them to be financially responsible by paying rent to them. Other community partners are currently looking at the feasibility of developing their own transitional housing to support their client base, such as Solutions Center.

Owner

The City administers an ongoing housing rehabilitation program that produces approximately 20-30 owner-occupied rehabilitated housing units per year. This program provides assistance to low-and-moderate income households and also provides consideration to recent LMI homebuyers or homeowners residing within the City-designated target area. The rehabilitation program is funded with CDBG or HOME program funds.

ADVOCAP provides down payment assistance to help individuals achieve the goal of homeownership.

Direct production of new owner-occupied is expected to be very limited. The City anticipates working with local community partners for construction of new single-family homes on infill sites. This is accomplished in conjunction with a local "Fresh Start" program that provides local work experience program for low income, drop out youth and young adults. This may also be accomplished through another community partner where a LMI family contributes sweat equity into the construction of a new home. The City may also engage in the purchase and substantial rehabilitation of single family homes in cases that have strategic importance or designated funding sources.

24. Identify any obstacles to meeting underserved needs.

There are several obstacles to meeting underserved needs:

- 1) Since the development of the 2009-2011 Consolidated Plan, housing and economic conditions have declined. Employment opportunities have declined; family supporting wages have been reduced and homes have gone into foreclosure. These conditions have increased demand on local services and increased the number of individuals with underserved needs.
- 2) CDBG and other sources of grant funds have been reduced and/or eliminated. CDBG and other grant resources provide the primary mechanism for serving individuals in need. Reduction in funds causes fewer programs to be funded or some programs will no longer be funded. This ultimately results in fewer individuals being served or individuals receiving no services at all if programs are eliminated.
- 3) A spin-off of reductions in funding is a reduction in staffing. If programs remain funded, often times agencies and organizations are required to reduce staffing. This may result in longer waiting times to receive services.
- 4) Another obstacle is awareness of about the programs offered by the City, and most likely other agencies, to assist individuals in need. Many residents are unaware about the programs that are available to them or assume that they would not qualify for the programs.

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.

Fond du Lac's housing market provides for a diverse range of housing options for different household types and income levels. The following analysis looks at the current housing market within the City as it relates to the needs of the community. The analysis uses data from the 2005-2009 American Community Survey 5-Year Estimates.

The City of Fond du Lac's housing stock is primarily single-family homes. However, there are also a number of multi-unit structures that range in size from 2 units (duplexes/townhomes) to structures that include 50 or more units. Multi-family housing units are predominately rental units rather than condominium-owner type units.

Most of the owner-occupied units have 3 or more bedrooms (approximately 80%) while the majority of renter-occupied units have 1 or 2 bedrooms. Approximately 1.5% of renter-occupied units have no bedrooms.

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The table below highlights the characteristics of the occupied housing units within the City. The majority of both owner-occupied and renter-occupied units have complete plumbing and kitchen facilities. Utility gas or electricity are the primary sources of heating fuel for all occupied housing units.

Total Occupied Housing Units		17,494		
	Owner-Occupied		Renter-Occupied	
Total by Tenure	10,661	60.9%	6,833	39.1%
Number of Housing Units				
1, detached	9,858	92.5%	1,094	16.0%
1, attached	326	3.1%	326	4.8%
2	145	1.4%	1,079	15.8%
3 or 4	51	0.5%	608	8.9%
5 to 9	60	0.6%	1,543	22.6%
10 to 19	45	0.4%	1,098	16.1%
20 to 49	0	0.0%	509	7.4%
50 or more	9	0.1%	538	7.9%
Mobile home	167	1.6%	38	0.6%
Boat, RV, van, etc.	0	0.0%	0	0.0%
Number of Bedrooms				
No bedroom	0	0.0%	104	1.5%
1 bedroom	162	1.5%	2,010	29.4%
2 bedrooms	1,939	18.2%	3,352	49.1%
3 bedrooms	6,169	57.9%	1,041	15.2%
4 bedrooms	1,966	18.4%	309	4.5%
5 or more bedrooms	425	4.0%	17	0.2%
Plumbing Facilities				
Complete plumbing facilities	10,629	99.7%	6,764	99.0%
Lacking plumbing facilities	32	0.3%	69	1.0%
Kitchen Facilities				
Complete kitchen facilities	10,651	99.9%	6,736	98.6%
Lacking kitchen facilities	10	0.1%	97	1.4%
House Heating Fuel				
Utility gas	9,480	88.9%	4,059	59.4%
Bottled, tank, or LP gas	115	1.1%	147	2.2%
Electricity	583	5.5%	2,292	33.5%
Fuel oil, kerosene, etc.	403	3.8%	53	0.8%
Coal or coke	0	0.0%	0	0.0%
Wood	58	0.5%	0	0.0%
Solar energy	0	0.0%	19	0.3%
Other fuel	22	0.2%	174	2.5%
No fuel used	0	0.0%	89	1.3%

Source: 2005-2009 ACS 5-Year Estimates

Based upon American Community Survey data, vacancies have increased since 2000. The 2000 Census indicated that approximately 5% of all housing units within the City were vacant. ACS data shows that as of 2009, the number of vacancies have increased to 6.8%. Of the vacant units, 38% are for rent; 10% are rented but not occupied and 13% are for sale. Staff anticipates that the

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number of vacancies may be even higher than 6.8% based upon current housing conditions and the number of foreclosures.

According to local level foreclosure data available from the NSP Program at HUDUSER, there were approximately 428 foreclosures within the City or 4.7% of the occupied units were foreclosures. City data based upon complaints and known bank foreclosure sales shows approximately 30 homes are vacant, abandoned or foreclosed. Depending upon their condition, vacant units and foreclosures may provide an opportunity to add to the affordable housing stock as both rental options and homebuyer options either through a direct City-sponsored activity or in collaboration with a community Partner, such as ADVOCAP or Habitat for Humanity.

Age of Housing Stock

The American Community Survey data indicates that approximately 26% of the housing units were constructed before 1939. Not unexpectedly, these homes are concentrated within the central core of the City where development and growth first occurred as the community started to take shape. This area of the community also correlates to the targeted Census tracts for investment of CDBG funds.

Year Structure Built		
Total Housing Units		18,770
Built 2005 or later	204	1.1%
Built 2000 to 2004	1,024	5.5%
Built 1990 to 1999	2,558	13.6%
Built 1980 to 1989	1,754	9.3%
Built 1970 to 1979	2,414	12.9%
Built 1960 to 1969	1,736	9.2%
Built 1950 to 1959	2,823	15.0%
Built 1940 to 1949	1,314	7.0%
Built 1939 or earlier	4,943	26.3%

Source: 2005-2009 ACS 5-Year Estimates

Typically, older homes are less expensive to purchase. However, the costs of maintenance and utilities are often higher than those for newer homes. These costs are a challenge for low-and-moderate income homeowners. As a result, many of the older homes have experienced deferred maintenance. Deferred maintenance has significant impacts including negative impacts on the individual property itself and on the surrounding neighborhood. Deferred maintenance properties are often the focus of code enforcements efforts by the City; result in raze and repair orders to help protect the health, safety and quality of the surrounding neighborhood; and higher repair costs once work is undertaken to correct the issues.

Staff estimates that at least 10% of the existing units need rehabilitation to maintain occupancy at a decent, safe and sanitary level. The 10% estimate for substandard units is also based upon data collected through the American Community Survey and at the local level. American Community Survey data was used to estimate the number of units that lack plumbing and kitchen

facilities. Local code enforcement data was used to determine the number of housing related complaints and the number of violations that were corrected in a given year.

Housing Demand

The City of Fond du Lac anticipates that the number of households will increase over time. Additional growth is dependent upon changes in the current housing market and improvement in economic conditions. However, the City has several areas where redevelopment could include either a mix of commercial and residential or be developed as solely residential.

The City's Comprehensive Plan (2010-2030) showed a projected increase of 11.7% in the number of households between 2010 and 2025. By comparison, the City experienced a 6.8% increase in the number of housing units between 2000 and 2009. This suggests that the City may be on track to reach the projected increase in households. However, the long-term impact of the current housing and economic conditions are still unknown.

The average household size in 2000 was 2.38. By comparison, the 2009 ACS estimated average household size at 2.33. This is comparable to a national trend where individuals are having fewer children; are choosing not to have children or delaying the time at which they may choose to have children. Declines in household size impact the types of housing needed within the community to meet demand. Typically, smaller household size suggests a need for smaller housing units. Smaller housing units also meet the needs of an aging population that is living longer, often independently, within their own homes rather than transitioning to a senior residential care or other supportive facility.

It should be noted that the American Community Survey data may not fully represent the current housing market conditions. Staff has heard anecdotal reports of individuals moving in with family members as a result of economic struggles which would suggest a larger household. In addition, the Fond du Lac Housing Authority's wait list has a higher demand for housing options with 3-5 bedrooms.

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. The Fond du Lac Housing Authority has increased the number of accessible units within their housing supply to meet the needs of public housing residents. Staff met with representatives from the Aging and Disability Resource Center (ADRC) regarding housing needs for the frail elderly and individuals with disabilities. The ADRC is the primary contact for individuals within these populations to identify available resources. The ADRC is therefore a key source of information to identify unmet needs/demand. According to ADRC staff, individuals with disabilities are able to

find accessible housing within the City. The larger challenge is for individuals with disabilities that live in areas of the County outside of the City limits.

The Summary of Assisted Care and Affordable Housing, provided in the Appendix, identifies the type and number of units available to individuals with disabilities.

Housing Cost

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 for individuals with low and very low income. The limited choices explain the need for local government to use available resources to increase supply and upgrade quality.

The Needs Tables completed as part of the Housing Market Analysis specifically reveals that the greatest need exists within low and very low income small related households. The large related and elderly populations have less severe demands and as such have been described as moderate in terms of rent burden.

Information related to the Fond du Lac Housing Authority’s wait list confirms the priorities identified above.

One component of housing cost is how much of the household income is committed to housing costs, such as rent and utilities. A good benchmark is that no more than 28-30% of your household income should be committed to housing costs. According to the American Community Survey, more than 45% of renter-occupied housing units spend 30% or more of their household income on gross rent. The median gross rent is \$627. By comparison, the fair market rents for a 1-bedroom apartment is \$551 per month; \$663 per month for a two-bedroom unit and \$871 per month for a 3-bedroom apartment.

Gross Rent as Percentage of Household Income		
Total Renter-Occupied Units	6,833	
Less than 10.0 percent	324	4.7%
10.0 to 14.9 percent	684	10.0%
15.0 to 19.9 percent	839	12.3%
20.0 to 24.9 percent	849	12.4%
25.0 to 29.9 percent	840	12.3%
30.0 to 34.9 percent	526	7.7%
35.0 to 39.9 percent	562	8.2%
40.0 to 49.9 percent	636	9.3%
50.0 percent or more	1,350	19.8%
Not computed	223	3.3%

For owner-occupied housing units that have a mortgage, nearly 58% of homeowners pay between \$1,000 and \$1,999 per month for mortgage and selected monthly owner costs (taxes, insurance, utilities, fuels and condominium fees). Owner-occupied housing units without a mortgage pay less in selected monthly owner costs. Approximately 52% pay between \$400 and \$599 in monthly costs.

Mortgage Status & Select Monthly Owner Costs		
Total Owner-Occupied Units	10,661	
Housing units with a mortgage:	7,421	69.6%
Less than \$200	0	0.0%
\$200 to \$299	21	0.3%
\$300 to \$399	23	0.3%
\$400 to \$499	59	0.8%
\$500 to \$599	108	1.5%
\$600 to \$699	290	3.9%
\$700 to \$799	519	7.0%
\$800 to \$899	707	9.5%
\$900 to \$999	779	10.5%
\$1,000 to \$1,249	1,849	24.9%
\$1,250 to \$1,499	1,310	17.7%
\$1,500 to \$1,999	1,136	15.3%
\$2,000 to \$2,499	400	5.4%
\$2,500 to \$2,999	102	1.4%
\$3,000 or more	118	1.6%

From January to October 2011, approximately 280 homes sold within the City. The average sales price was \$103,866 and the median price was \$95,000. Section 215 defines homeownership as affordable if the initial purchase price does not exceed 95% of the median sales price for the area as determined by the Secretary. Applying the 95% threshold to the home sales data collected from the City Assessor, the affordable home sales price would be at or below \$90,250. Of the 280 homes sold through October 2011, 131 homes, or 72%, sold at \$90,000 or less. This includes 35 homes that sold for one dollar (\$1).

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.

As a result of the changes in economic conditions and the decline in the housing market over the last few years, there has been an increase in the number of vacant or abandoned residential structures within the City. Based upon the data available, staff estimates that approximately 30 housing units are vacant or abandoned within the City. This estimate is based upon information regarding known bank foreclosures and complaints made by neighbors regarding vacant or abandoned properties in their neighborhood. However, foreclosure data available from the Neighborhood Stabilization Program on HUDUSER indicates that approximately 428 foreclosures within the City. It is possible some foreclosures are properly maintained by the bank or are purchased by other individuals/organizations and are not brought to the City's attention.

The City has initiated a multi-departmental database regarding properties that are known or suspected to be vacant or abandoned. The City has focused on the 30 known units indicated above within the community. As a result, the Water

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Utility is able to identify properties where it may be appropriate to turn off/disconnect water service to prevent damage. The Police Department can include these properties on a more focused route to safeguard against vandalism. This has resulted in fewer vacant homes being damaged by burst pipes or other actions that could limit or prohibit future occupancy. Given the nature of these vacant and/or abandoned homes, most of them could be suitable for rehabilitation with the anticipation that some are in “move-in” ready.

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. The Summary includes 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.

There are five (5) specific housing objectives targeted for the 2012-2016 Consolidated Plan. These include:

- Availability/accessibility of decent housing through extending the hours of operation for the warming shelter.
- Affordability of decent housing through the owner-occupied housing rehabilitation program; renter-occupied housing rehabilitation program; and Homestead Opportunity Program.
- Sustainability of decent housing through utility assistance to the homeless shelters.

Please see the Summary of Specific Objectives tables provided in the Appendix for detailed accomplishments and outcomes.

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.

- 1) Housing Rehabilitation Loan Program – This program assists low-and-moderate income families obtain housing rehabilitation loans to address code violations, safety and hazard issues (eg. lead based paint) and ensures long term maintenance and investment in the community’s affordable housing stock. CDBG and State of Wisconsin HOME funds (in partnership with ADVOCAP) will be used to address housing rehabilitation needs of LMI homeowners and smaller rental properties occupied by LMI tenants. The loan program typically provides assistance to owner-occupied homes in the form of a 0% interest loan with deferred payment and low interest loans to rental properties. Repayments are placed in a Housing Rehabilitation Revolving Loan fund from which additional loans are made. The ability to utilize State HOME funds in partnership with ADVOCAP will be contingent on the overall funding level for the HOME program in future years.
- 2) Homeownership – This activity is funded in collaboration with local non-profit organizations, primarily Habitat for Humanity and ADVOCAP’s Fresh Start Program. CDBG funds are used to purchase real estate suitable for construction of single-family homes by the non-profit organizations. The City enters into an agreement with the organization to construct the single-family home and collect demographic information of the LMI homebuyer. These organizations leverage other government funds, private donations, private grants/loans and volunteer/in-kind donations to complete the projects. In addition, the City partnered with ADVOCAP on a Neighborhood Stabilization Program (NSP) project. The City received funds to purchase and rehabilitate a foreclosed property and offer it for sale to a household that was at or below 50% of the County Median Income. Upon sale of the home, there may be sufficient program income to take on a similar project.
- 3) New residential construction – This effort is accomplished by working with local developers on projects that involve low-income tax credits through the Wisconsin Housing and Economic Development Authority (WHEDA) and supplementary assistance from the Federal Home Loan Bank (FHLB) of Chicago. If economically feasible, the City may provide additional assistance using Tax Increment Financing (TIF).
- 4) Economic Development - This effort focuses on attracting and retaining businesses in the community for job creation and job retention. The primary resource for this effort is the City’s Economic Development Revolving Loan Fund (EDRLF) which was funded with State of Wisconsin Small Cities CDBG funds. The EDRLF requires job creation as a component of the loan approval. The program is monitored by the Wisconsin Economic Development Corporation (WEDC), formerly Wisconsin Department of Commerce. In addition, the City has invested funds in several industrial parks and utilized Tax Increment Financing (TIF) when appropriate.
The Downtown Fond du Lac Partnership (DFP) which manages the Downtown Business Improvement District (BID) utilizes their limited funding to attract new businesses to the downtown or assist businesses located in the downtown. Staff also refers new and existing businesses to various State of Wisconsin programs (Customized Labor Training grant program Business

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Employees' Program-BEST, etc.) and technical assistance services from the FCEDC.

The Fond du Lac Economic Development Corporation offers technical assistance services to new and existing businesses within Fond du Lac County. The FCEDC administers various loan programs funded by local communities, the County and the City. These funds are available to assist businesses throughout the County. Business growth and development throughout the County also benefits City of Fond du Lac residents as potential workforce for these businesses.

- 5) Homeless Prevention – This activity is funded and implemented in collaboration with non-profit organizations, including Solutions Center, ADVOCAP, Salvation Army, St. Vincent De Paul, and Wisconsin Legal Aid. ADVOCAP receives and distributes Emergency Shelter Grant (ESG) funds and Supportive Housing Program (SHP) funds to the Continuum of Care (COC) partners to help fund the homeless shelters and supportive services. In addition, each organization receives private donations and private grants. The City utilized CDBG funds to help fund the Salvation Army's Permanent Supportive Housing program which places individuals that are homeless or at-risk of being homeless in permanent housing with supportive services. In the past, the City used CDBG to help Solutions Center acquire a homeless shelter. The homeless shelter has frequently been at capacity. The City will work with Solutions Center to evaluate long-term need for an additional facility and Solutions Center's capacity to operate an additional shelter. Staff is also working with Solutions Center to identify other opportunities for assistance.
 - 6) Blight Elimination – This activity is primarily undertaken by the City of Fond du Lac and the Redevelopment Authority. This effort focuses on removing blight in the City designated target areas through acquisition, demolition and environmental work. There are several underutilized, vacant and/abandoned properties (commercial and residential) within the target area. Different funding sources (CDBG, TIF, WEDC grants, DNR grants, and private funds) are used to acquire properties, conduct environmental studies and remediation, demolish structures and return the property for redevelopment.
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.

The City of Fond du Lac was a moderately growing community with a large existing housing stock dominated by single-family homes. In recent years, as a result of changes in the economic and housing markets, the City has experienced little to no growth.

Rehabilitation

As previously indicated many of the single-family homes are older and constitute a large portion of the City's affordable housing stock. The majority of these

homes are located near the center of the City and many are located within the City's designated target area. These homes were solidly constructed and have withstood time and elements. However, deferred maintenance over time and limited homeowner financial resources lend these homes to the City's primary strategy of rehabilitation and conservation. In addition, some of the older single-family housing stock has been converted to rental use and are utilized by many individuals participating in the Fond du Lac Housing Authority's rental assistance voucher program. The Fond du Lac Housing Authority has also acquired "single site" properties as part of their inventory, and these homes are incorporated into the Housing Authority's Capital Improvements Program and ongoing maintenance efforts.

New Housing

The City utilizes community partners such as ADVOCAP and Habitat for Humanity to assist with construction of new infill affordable housing. The infill development strategy compliments the rehabilitation/conservation efforts by providing affordable homes to low-and-moderate income homebuyers and addressing neighborhood concerns about vacant or underutilized lots (e.g. vacant lots, fire damaged structures, etc).

Larger scale new affordable housing construction occurs when the market indicates that specialized housing, such as a residential care apartment complex for the elderly, is needed. These types of facilities often are best developed utilizing new construction due to accessibility and related needs (versus retrofitting an existing building). Funds used for new construction will originate from Low-Income Tax Credits or if appropriate, Tax Increment Financing in conjunction with a specific project proposed by a developer.

Acquisition

In the past, the City would not typically acquire existing units. However, the increase in foreclosures and abandoned homes has resulted in staff looking at different options to address this change in the housing market. For example, the City utilized Neighborhood Stabilization Program (NSP) funds in partnership with ADVOCAP to purchase and rehabilitate a foreclosed property to eventually sell to a low income household. The City is also working with other community partners, such as Habitat for Humanity, to explore the viability of acquiring existing vacant, abandoned or foreclosed properties for rehabilitation rather than focusing solely on new infill housing construction.

Rental Assistance

The City does not directly provide rental assistance and is not aware of any entity that provides either direct rental assistance or tenant-based rental assistance within the community. The City provides support to community partners that provide rental assistance. Under this "definition", the City would define rental assistance as providing support so that individuals are able to maintain housing. For example, Salvation Army, St. Vincent De Paul, and a local church provide vouchers for utilities or portion of their rent (typically does not exceed \$50-\$75 to help avoid eviction). These agencies also provide

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assistance with food, personal care items and basic necessities so that individuals can focus their available income on maintaining stable housing. The City uses funds to assist with viable activities so that community partners can use other organizational funds to assist individuals with other housing needs beyond rent.

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.

Number of Public Housing Units (City)

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

- Rosalind Apartments (1969) – 142 for elderly and disabled
- Grand Court Apartments (1984) - 31 for elderly and disabled
- Westnor Apartments – 100 units for elderly and disabled
- Calumet Apartments – 35 units
- Family units – 62 scattered site single family units
- Family units – 14 scattered sit duplex family units

Physical Condition, Restoration & Revitalization Needs

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 five (5) year Capital Fund Program which is provided in the Appendix for reference.

In addition, Calumet Apartments is currently undergoing a significant renovation that includes accessibility and energy efficiency improvements.

Waiting List

As of July 2011, 23 individuals were on a wait list for a one bedroom unit at Rosalind Apartments. For the scattered site family units, 115 individuals were waiting for a two-bedroom unit; 51 individuals were waiting for a three-bedroom unit; 10 individuals were waiting for a four-bedroom unit and 2 individuals were waiting for a five-bedroom unit. The Section 8 Housing Choice Voucher Program waiting list as of July 2011 are 148 one bedroom; 205 two-bedroom; 65 three-bedroom; 15 four-bedroom and 2 five bedroom. The total is 435 individuals. This may be a duplicated count because applicants can be on multiple waiting lists.

Section 504

The Section 504 Plan resulted in an increased number of accessible units throughout the city supply of public housing, At Rosalind Apartments, 11 accessible 504 units were created. At Calumet Apartments, 6 accessible 504 units will be created upon completion of the building renovation project. Westnor Apartments has 11 accessible 504 units. At Grand Court Apartments, all bathrooms will be accessible upon completion of their long-term remodeling efforts.

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).

Demographics

As of July 2011, the Fond du Lac Housing Authority residents are within the following income brackets: 179 residents are extremely low income (30% of Median); 50 residents are low income (50% of Median) and 5 residents are moderate income (80% of Median).

As of July 2011, participants in the Section 8 Housing Choice Voucher Program are in the following income brackets: 331 participants are extremely low income (30% of Median); 72 participants are low income (50% of Median) and 6 participants are moderate income (80% of Median).

Strategy

The Fond du Lac Housing Authority's strategy to serve the needs of those individuals and families served by their agency include:

- Expanding the supply by reducing public housing vacancies
- Improving the quality of the housing by improving their public housing management score
- Improving the quality by modernization or renovation of public housing units.
- Improving the marketability of the public housing units by combining units when feasible. This is consistent with efforts undertaken by

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other Housing Authorities for units constructed in the late 1960's and early 1970's.

- Provide information on available services and programs that may benefit residents of public housing, such as credit counseling, Rent Smart Program, homeownership opportunities, and brochures on Violence Against Women Act.

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 Fond du Lac Housing Authority is required to have a five year agency plan. The five year agency plan outlines the revitalization and restoration needs and prioritizes each need based upon funding levels. In addition, the plan is created in conjunction with resident participation. The Fond du Lac Housing Authority has a resident council, GrandRosaWest that represents Rosalind, Westnor and Grand Court Apartments. The resident council meets quarterly to discuss questions and concerns regarding the public housing facilities. The five (5) year Capital Fund Program is included for reference.

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 based upon rental history, etc. Staff from the Housing Authority has a good relationship with the Fond du Lac Police Department. This enables staff at public housing developments to address disturbances or inappropriate resident behavior before it escalates and impacts the overall living environment. The Housing Authority gives some financial support to the social clubs at the elderly public housing developments. In addition, each public housing development has a monthly newsletter. A social club can have their activities published in the monthly newsletter.

The Housing Authority makes every effort in having comfortable and welcoming community spaces that can be used by all residents and encourages social interaction.

Residents are encouraged to participate in the Resident Council or attend meetings. The Housing Authority receives each suggestion and comments from residents and attempts to address those suggestions if resources are available. For example, residents have expressed interest in having computer/internet access in the common area/community room. When financial resources are available for this expenditure, Housing Authority staff will purchase and install the equipment as well as develop user guidelines and policies.

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

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housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

The resident council, GrandRosaWest, reviews and has input on administrative policies that affect the residents. The Housing Authority does not have a homeownership program but does refer tenants that have a desire for homeownership to local credit counseling services to help with financial management or to ADVOCAP, Inc for their homeownership program.

The Consolidated Plan addresses the needs of public housing in different ways. CDBG funds and other resources are used to improve public facilities (parks, streets, etc) that are used by residents of public housing. In addition, the Consolidated Plan also includes support for public services that may be used by residents of public housing developments. The housing rehabilitation program helps to conserve the affordable housing stock within the community. This housing stock will most likely become the viable homeownership opportunities for residents of public housing.

The City received Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate a foreclosed home. The home will be offered for sale to a low income homebuyer. The Housing Authority distributes information regarding these homeownership opportunities to their residents.

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 Fond du Lac Housing Authority is a high performer for Public Housing and Section 8 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.*

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As of the 2005-2009 American Community Survey, 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:

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
2008	4	1	5
2009	1	1	2
2010	7	1	8

Source: Fond du Lac County Health Department; City Data

These figures probably underestimate the number of children with 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, a best approximation of impact on LMI households is based on an 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.

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 equipment enables the City's Housing Rehabilitation Specialist to perform full lead hazard inspection as part of his regular housing rehabilitation survey inspection. The Rehabilitation Specialist is trained to operate the Niton and also is a licensed risk assessor/lead inspector/supervisor by the State of Wisconsin. The equipment enables the City to avoid assuming lead on all deteriorated paint surfaces which can lead to considerable cost savings on the rehabilitation projects and increase the ability to assist those homes where lead is present. Deteriorated painted surfaces that contain lead are treated in accordance with lead safe 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 of Fond du Lac has consistently had a pro-growth development policy and has often demonstrated a willingness to change its regulatory measures to accommodate new market trends. This has included rezoning land for multi-family development; recommending use variance or special use permits for mixed-use projects within the downtown area. The City's zoning ordinance provides for a broad range of housing types and densities. The City does not charge or assess any impact fees.

While opportunities may occur for new development near the City limits, the City encourages redevelopment and development of affordable housing and different housing types within the central corridors of the City.

When financially feasible, the City utilizes Tax Incrementing Financing (TIF) to provide financial assistance on projects, such as an affordable WHEDA tax credit assisted Residential Care Apartment Complex (RCAC) and an affordable WHEDA assisted townhomes development project.

Developers also have an option to pursue a planned unit development rezoning that is based on Traditional Neighborhood Design (TND). The TND standards allow for single family lot development on parcels as small as 5,000 square feet and for multi-family units 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."

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 Traditional Neighborhood Design (TND) standards mentioned above were made in response to recommendations from the State of Wisconsin concerning proper land use controls.

Staff has also started a multi-departmental list regarding properties to "watch". These are properties that are vacant, have been abandoned or foreclosed. Many of these properties are older homes that represent a portion of the City's affordable housing stock. Upon identification, City departments work together

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to mitigate negative impacts, such as concerns regarding property maintenance or becoming a property that attracts inappropriate behavior or activity. For example, a property that is known to be vacant will have the water disconnected so that there is no damage to the interior of the home from freezing/bursting water pipes.

In summer 2011, the City of Fond du Lac adopted an ordinance that would enable the City to place unpaid water bills onto the property taxes. This means that landlords that have tenants that are directly billed for their water service and these tenants are delinquent on their payment will have those delinquencies placed on their property taxes. The policy will be implemented for the first time as part of the 2011 tax collection. Staff will be monitoring the impact of this policy as part of PY2012. It is unclear at this time what if any impact this may have on affordable housing practices.

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 updated Analysis of Impediments in 2010 which was adopted in January 2011 and continues to take 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 monitor compliance with program requirements and comprehensive planning requirements.

- 1) The Redevelopment Planner is responsible for overall project compliance matters. When questions arise, the Redevelopment Planner first reviews the regulations and other resource materials. If additional clarification is needed, the Redevelopment Planner consults with the appropriate HUD-Milwaukee staff for guidance on "best practices" and interpretation of regulations.
- 2) CDBG performance and compliance is monitored on a monthly basis by reviewing reports generated by IDIS system. This includes monitoring current balances and drawdowns to comply with timely expenditure of CDBG funds.
- 3) HUD provides communication/emails to Entitlement Grantees regarding a variety of regulatory and other compliance issues. These communications are reviewed to determine the City's status as it relates to ongoing compliance. For example, throughout the year HUD provides timeliness reports for all grantees

and staff reviews the reports to ensure that staff monitoring efforts are consistent with HUD reports.

4) Staff tracks program income (loan repayments) to monitor actual income versus projected. Changes in income from projected income at the start of the year impact funds that can be allocated for administration. Therefore, lower income requires adjustments to administrative expenditures.

5) Staff maintains a project allocation spreadsheet that shows the allocation of funds for different projects, including projects designated public services to ensure compliance with the 15% Public Service cap.

6) Staff reviews proposed activities, including rehabilitation loans, in conjunction with the City's Comprehensive Plan to ensure that all activities are consistent with the long-term plans for development within the community.

7) The owner-occupied and renter-occupied rehabilitation program is the largest program that the City implements as part of the Consolidated Plan. Monitoring and compliance assurance occurs at different steps within the program.

a. The City has established target areas which have 51% or more low-and moderate income households. The goal of the rehabilitation program is to have these areas receive 51% of the housing rehabilitation program funds.

b. As part of the loan application process, staff verifies household income and other eligibility criteria.

c. Before bidding, staff inspects the housing unit(s) for the work that needs to be done and lead paint safety. Rehabilitation work items focus on code-related items, include those items that may be a detriment to health and safety.

d. During construction, staff is involved in the progress inspections and reviewing contractor payment requests. This ensures that the rehabilitation work meets Building Code Requirements and other program standards.

e. Upon completion of the rehabilitation work, staff works on closing out the loan, including monitoring of tenant income/eligibility according to the policies and procedures.

8) Subrecipients of program funds enter into an Agreement with the Redevelopment Authority; are required to submit monthly or quarterly reports and reimbursement requests; and staff conducts on-site monitoring visits to review activity progress towards goals and discuss any concerns. The monthly/quarterly reports and reimbursement requests are reviewed by staff for compliance with program requirements.

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.

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The attached Community Development Needs Table shows the City's priority non-housing community development needs by CDBG eligibility category.

Priority non-housing community development needs are focused on the following CDBG eligibility categories:

- Public Improvements/ Blight Elimination
- Public Services
- Economic Development
- Fair Housing

The specific non-housing community development priority needs include:

- Youth services
- Homeless shelter support
- Clearance, demolition, redevelopment
- Clean-up of contaminated sites
- Commercial rehabilitation/historic preservation
- Job creation
- Fair housing outreach/education

The priority needs represent activities that are proposed for funding as part of the 2012-2016 Consolidated Plan as well as projects/activities that are in progress as part of the 2009-2011 Consolidated Plan.

There are two (2) "needs" identified in the Community Development Needs Table that are subject to further analysis. These needs include access to dental care for low income individuals (represented in Year 3 as a need for Health Services) and acquisition of transitional housing for Solutions Center (represented in Year 4 as an increase in funding for acquisition of real property).

The projected timeframe for improving access to dental care as an activity is in Year 3, but this may change subject to the progress of collaboration between the Fond du Lac County Health Department, dental providers, and community partners to establish a dialogue and identify a viable program. The ability to fund such a program is also subject to compliance with the Public Services Cap.

The acquisition of transitional housing for Solutions Center is subject to that organization's ability to operate and manage an additional facility.

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 City used feedback from the outreach/focus group sessions, input from the Redevelopment Authority and the City of Fond du Lac's Comprehensive Plan as the starting point to assign priorities. The City then determined priority based

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upon the need (number of individuals that would benefit from the assigned priority); ability to fund an activity or program to meet the need; and community support (agreement from community partners that it was a priority and the ability to carry on the activity at some level if funding/staffing was reduced).

For example, a recommendation of the City's Comprehensive Plan is to pay attention to the redevelopment of the older areas of the City. Many of the older areas of the City have experienced blight and/or deterioration as industries have gone out of business or moved to industrial parks for greater opportunity at expansion. As such, there are properties within the City that are appropriate opportunities for demolition and redevelopment. The investment into these areas impacts the entire neighborhood (number of people benefitted); activities that are undertaken are either eligible CDBG projects or funded through City efforts (TIF) or other grants (WEDC, DNR). There is strong community support. The redevelopment improves neighborhood aesthetics, removes a blighted property and hopefully creates jobs as part of the new development. The Redevelopment Authority and focus groups affirmed the need to focus efforts on older areas of the City.

Another recommendation from the Comprehensive Plan is to preserve historic resources. This was given a lower priority than economic development/job creation and public improvements. Many of the City's non-housing historic resources are located in the Downtown. Most comments regarding the downtown were focused on making it a thriving commercial corridor versus preservation of historic resources. While the two concepts are not mutually exclusive, the focus was economic viability to ensure jobs and discourage deterioration. While such an activity benefits the neighborhood and community, there is limited funding available for historic preservation both at the City, State and federal level.

Another recommendation from the City's Comprehensive Plan regarding economic development is to offer financial assistance to encourage business development and job creation as well as to work cooperatively with other economic development agencies. This was given a high priority based upon the overall impact on the community and residents. The Fond du Lac County Economic Development Corporation (FCEDC) administers the City's revolving loan fund that was funded through CDBG Small Cities. This program provides loans to businesses that can demonstrate financial need, solid business plan and job creation. Economic development and job creation benefits the entire community. Individuals who obtain the new jobs have increased income; additional income helps to support local businesses through the purchase of goods and services; new and/or expanding businesses contribute to the tax base, and as individuals obtain stable employment, hopefully, the need for supportive services declines.

Homeless shelter support as a public service was also given a high priority. Although the City has numerous community partners that provide essential

services to the individuals in need, the homeless shelter is the only shelter option for individuals in need. An individual with limited or no financial resources has few options. The Housing Coalition and Redevelopment Authority determined that homeless shelter support was a high priority and connects the non-housing community needs to the housing and homeless needs.

46. Identify any obstacles to meeting underserved needs.

The obstacles for meeting the underserved needs within the community development area are the same as those that affect meeting underserved needs in housing. These obstacles impact the community as a whole. These obstacles include:

- 1) Since the development of the 2009-2011 Consolidated Plan, housing and economic conditions have declined. Employment opportunities have declined; family supporting wages have been reduced and homes have gone into foreclosure. These conditions have increased demand on local services and increased the number of individuals with underserved needs.
- 2) CDBG and other sources of grant funds have been reduced and/or eliminated. CDBG and other grant resources provide the primary mechanism for serving individuals in need. Reduction in funds causes fewer programs to be funded or some programs will no longer be funded. This ultimately results in fewer individuals being served or individuals receiving no services at all if programs are eliminated.
- 3) A spin-off of reductions in funding is a reduction in staffing. If programs remain funded, often times agencies and organizations are required to reduce staffing. This may result in longer waiting times to receive services.
- 4) Another obstacle is a lack of local, non-financial resources; such as specialized skills or availability of contractors, etc. For example, access to dental care for adults requires individuals to go to Milwaukee because local access is limited by the availability of dentists and none of the community partners are involved with dental/health care. Fond du Lac County provides a dental care program for children, but not for adults.

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

The attached Summaries and Projects worksheets identify the long and short term community development objectives, priority needs and proposed accomplishments.

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 a great concern for the City of Fond du Lac. According to the 2000 Census, 2,992 individuals within the City of Fond du Lac had income below the poverty level. This represents 7.5% of the City's population. By comparison, 5.8% of Fond du Lac County's population had income below the poverty level. According to the 2005-2009 American Community Survey, 4,720 individuals, or 11% of the City's population, had income within the last 12 month time period that was below poverty level. By comparison, 8.7% of Fond du Lac County's population was at poverty level for the same time period.

The City's goals, programs and policies include providing opportunities for economic development with job creation or retention as a primary objective as well as supportive services to help individuals with non-job related issues.

1) Job Creation/Retention

- a. The City of Fond du Lac has ongoing efforts to market the industrial parks to attract business and industry that will hire local residents and pay family-supporting wages.
- b. The Fond du Lac County Economic Development Corporation (FCEDC) administers several Economic Development Revolving Loan Funds (EDRLF), including the EDRLF for the City of Fond du Lac funded by CDBG Small Cities monies. A critical component of the loan application and approval process is the commitment to job creation or retention.
- c. The FCEDC also has a substantial data resource network to assist businesses in locating within the community as well as technical assistance for business expansion. New and expanding businesses create the opportunity for additional jobs within the community.
- d. FCEDC and City staff work with new and existing businesses to refer them to outside resources that may assist in their growth, including various State of Wisconsin programs.
- e. The Downtown Fond du Lac Partnership (DFP) works to attract and retain businesses within the downtown. The DFP provides a small loan program to assist with building rehabilitation. The DFP utilizes their internal funds to market the downtown.
- f. When financially feasible, the City utilizes Tax Increment Financing (TIF) to assist projects that will redevelop underutilized parcels within

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the City. For example, the City provided TIF assistance in the conversion of a former nursing home into a hotel/banquet facility that would employ residents in the community as part of their hospitality workforce.

- g. The Housing Rehabilitation Loan Program provides loan applicants with a courtesy contractor list to assist in obtaining rehabilitation cost estimates. As part of this effort, staff contacts MBE/WBE firms in the area (Fond du Lac County and adjoining counties) to include on the courtesy list as an opportunity to obtain contract work through the rehabilitation loan program.
- h. Staff is in the process of developing a Section 3 Plan for those projects that receive HUD Financial assistance, including the CDBG program. The Section 3 Plan will address employment/training opportunities for low and lower-income residents and contract opportunities for Section 3 business concerns.

2) Supportive Services

- a. ADVOCAP provides job training opportunities to help individuals get placed in employment.
- b. ADVOCAP operates a Head Start program that provides family focused child development to assist with future success in elementary school.
- c. The City utilizes CDBG funds to assist with the Rent Smart programs which provide training and education on renting and money management.
- d. ADVOCAP, Solutions Center and Salvation Army provide assistance in creating resumes, budgeting, transportation to help individuals that are homeless, at-risk for being homeless and low-and moderate income persons obtain employment.
- e. Salvation Army and St. Vincent De Paul operate second-hand stores that provide low-cost items to households and utilize those funds to continue to provide assistance. This interim assistance helps households pay rent and/or utilities to ensure that they have shelter while they work to obtain stable employment and move out of poverty.
- f. The City utilizes CDBG funds to help fund the Money Matters program at the Boys & Girls Club. The Boys & Girls Club provides after-school and summer programs for many low-and moderate income children and teens in the community. The Money Matters program is an effort to educate young teens early in their financial exposure to learn about money and how to better manage money. Providing them with a financial education will help with money management as they get older and obtain employment.
- g. The Fond du Lac Job & Career Center is a collaboration of multiple agencies, including Moraine Park Technical College, ADVOCAP, Inc., Job Service, Division of Vocational Rehabilitation and Fox Valley Workforce Development Board. The Center provides assistance to both employers and job seekers through workshops, job fairs and various online resources.
- h. The City of Fond du Lac provides funding support to Fond du Lac Area

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Transit (FDLAT) which provides bus service to the City of Fond du Lac and the Village of North Fond du Lac. The transit service provides access to jobs and industry, as well as various services, for local residents. The FDLAT strives to provide reasonable fare costs for transit services and discounts (10%) for purchasing passes and/or tokens. According to a 2009 Transit Development Plan, 69% do not have access to a car; 81% either do not have a license or are unable to drive; and 45% do not have access to any other transportation options. FDLAT saw an 11% increase in ridership between 2010 and 2011.

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 2005-2009 American Community Survey (ACS) reported that 11% of people of all ages, or approximately 4,720 people of all ages, are living in poverty. In 2000, the U.S. Census listed 3,247 residents below the poverty level.

The primary strategy for reducing or helping to reduce the number of poverty level families is job creation/retention. Assuming the City's and County's Economic Development programs assist in the creation of 30 family-supporting wage jobs each year, the number of individuals living in poverty would be reduced by 0.6% each year.

Over the five-year period covered by the Consolidated Plan, the City and County hope economic conditions improve. If economic conditions improve and industries/businesses are more likely to expand and hire additional workforce, then the number of family-supporting jobs would be increased above 30 per year.

The supportive services outlined in Question 48 above are important to help individuals and families that may not be considered to be in poverty but are struggling at their current economic level. These supportive services are essential to prevent further increases in the number of individuals/families living in poverty.

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).

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The City of Fond du Lac does not have one or more approved Neighborhood Revitalization Strategy Areas.

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.

This does not apply to the City of Fond du Lac.

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.

According to the most recent Point-in-Time survey (PIT) conducted on July 27, 2011 and other available data, the City of Fond du Lac had approximately 150 homeless persons, 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 individuals experiencing homelessness have cited economic conditions as a key factor. The continued decline of economic conditions has resulted in the shelters being at capacity more frequently than in previous years. In addition, verbal reports at the monthly Housing Coalition meetings suggest that domestic abuse has also increased in conjunction with the economic decline.

Solutions Center is an emergency shelter that operates a 12-bed facility for men and 24-bed facility for women and children, including those who have been victims of domestic violence. The Salvation Army provides motel vouchers

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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 is 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 Solutions Center. Bishop's House, located at 75 W. Division Street, is a 24-bed facility that acts as the women and children's shelter. This facility also serves as the domestic violence shelter. Bethany House, located at 114 E. 2nd Street, is the 12-bed men's shelter.

Emergency motel vouchers are also available from Solutions Center and Salvation Army when the shelters are at capacity.

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.

Additionally, the City will be providing CDBG assistance for operations of the homeless shelter, motel vouchers and extending the hours of the warming shelter.

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 (COC) treats the identification of needs of homeless persons as an ongoing process rather than as a single point in time event. The Housing Coalition meets monthly and uses a portion of the meeting to focus on a particular need, service gap or program. At the end of 2011, the Housing Coalition did extensive outreach to incorporate other agencies into process. For example, Catholic Charities and WIA Youth Program will be attending future meetings. These additional agencies represent another resource to meet the needs of homeless persons within the community.

ADVOCAP, a principal member of the Housing Coalition, coordinates the twice a year Point In Time Survey (January and July) as well as collecting monthly point in time data from participating agencies to report to the State. Results of these surveys are reported out to the Coalition as a whole. In addition, ADVOCAP leads the effort to incorporate involvement in the process of identifying needs and establishing priorities. As part of the 2011-2012 Emergency Housing and Stabilization Services Initiative Report ADVOCAP surveyed clients as well as survey providers.

The Homeless Service Providers Network 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 agency in identifying needs and service gaps and compiles and reviews the results.

Priority Needs

As part of the development of the Consolidated Plan, staff reviewed survey results/reports, interviewed individuals with Solutions Center and ADVOCAP and conducted a focus group sessions to identify homeless needs within the community. The following priorities were identified:

- Homeless Shelter
- Financial Education (debt management, credit counseling, etc)
- Affordable Housing
- Access to Medical/Dental Care
- Case Management
- Economic Support

As reported in the 2011-2012 Emergency Housing and Stabilization Services Initiative Report, excerpts from results from Fond du Lac and Green Lake

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counties, indicate that the clients identified the following priority needs: homeless shelter, affordable/subsidized housing, case management, economic support, and transitional housing. By contrast, the participating agencies identified the following priority needs: budget counseling, case management, rent assistance/avoid eviction, rent assistance/move into housing and employment assistance. These results compliment the Community Needs Assessment completed by ADVOCAP in 2010 for Fond du Lac, Winnebago and Green Lake counties. In the ADVOCAP assessment, transportation was also identified as one of the Top 5 priority needs in Fond du Lac County.

As part of the citizen participation process for the Consolidated Plan, staff conducted a focus group with the Housing Coalition to identify community needs over the next five years. The needs identified by Coalition members also reflect the priority needs from the 2011-2012 Emergency Housing and Stabilization Services Initiative.

Based upon the survey results and community needs assessment, the Salvation Army initiated a Permanent Supportive Housing effort in 2011 with the support of CDBG funds. Solutions Center received CDBG assistance for motel vouchers to provide additional capacity during the winter season. This helped to address the need for shelter and transitional housing.

The City continually supports the development of affordable housing through the housing rehabilitation program; Homestead Opportunity Program; support of Low-Income Tax Credit projects and support of the Fond du Lac Housing Authority (e.g. CDBG-EAP grant to rehabilitate Calumet Apartments, a Housing Authority development, damaged by flooding).

The Number 1 need identified by the Housing Coalition is budget/financial counseling. Several agencies indicated that when clients are moved into housing they often return to their agency because they lack the necessary budget/financial management skills to remain in housing. Rent assistance in various forms was also a high priority. Many of the clients that move into housing have employment that provides for a very restricted income. Truly affordable rents do not exist for this client base and when combined with utility costs and lack of budget/financial management skills make it difficult for individuals to move out of homelessness. Many Housing Coalition members agreed that in order to provide budget/financial counseling that the individual had to be sheltered. Without shelter, there was no way to maintain the other services.

Case management was not identified as a priority need so much as a required supportive service. However, this ongoing requirement of case management was balanced with the need for the client to want to help themselves and to participate fully and be committed to the process.

Other identified needs included transportation (to services and employment); employment services (matching client skills with employer needs, focused job

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training), legal advocacy and medical/dental services. The 2011 Fond du Lac County Health Needs Assessment also identified medical/dental services as two of the County's most pressing health concerns. Specifically, dental services refer to the lack of access to dental services for children and adults with Medicaid/Badgercare coverage. The 2011 Health Needs Assessment identified a lack of mental health providers in Fond du Lac County as a pressing concern.

Housing Coalition members and homeless service providers continue to review results and plan activities based upon the feedback they receive from their clients and identification of service gaps that occur as funding, programs and needs change.

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 City used feedback from the outreach/focus group sessions, input from the Redevelopment Authority and survey results as the starting point to assign priorities. The City determined priority based upon the need (number of individuals that would benefit from the assigned priority); ability to fund an activity or program to meet the need; and community support (agreement from community partners that it was a priority and the ability to carry on the activity at some level if funding/staffing was reduced).

For example, homeless shelter and permanent supportive housing were giving a high priority. The housing market and economic conditions have greatly impacted the community. The need for shelter has been high based upon reports from Solution Center that their facilities have been at capacity. There are a number of different government, non-profit and for-profit funding sources that can be applied to offset the cost meeting the need; there is community support and several agencies are organized to meet the needs. An individual needs to know that they have shelter, a basic need, before they can commit to supportive service efforts and for organizations to provide effective case management. Based upon this analysis, the City has used CDBG funds to support the Salvation Army's Permanent Supportive Housing program and the Solutions Center through utility assistance, motel vouchers and warming shelter extended hours.

Employment was also determined to be a high priority. In addition to providing shelter and supportive services/case management, the next step to improving an individual's living environment is helping them to obtain stable employment so that they can begin to provide for themselves. Again, the economic conditions have increased the need for job creation and job training. There are a large number of individuals that would benefit. In addition to homeless individuals, job creation and job training benefit low-and moderate income individuals as well as individuals with special needs. These individuals may be at risk for homelessness if their economic conditions further decline. The City currently operates an Economic Development Revolving Loan Fund (EDRLF) that

requires job creation as a condition of the loan. In addition, there are other agencies and organizations within the community that are currently focused on and funding job training and job creation efforts, including Fond du Lac County, Fond du Lac County Economic Development Corporation (FCEDC) and ADVOCAP. There is a high level of community support. Job training and job creation programs benefit not only those individuals that receive training or obtain employment as a result of job creation, but the community as a whole. Therefore, if one cog in the job training and job creation efforts is eliminated or reduced, there are other cogs that continue those efforts, albeit at a lower level.

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 City of Fond du Lac has a low incidence of chronic homelessness in the community. The most recent Point in Time surveys indicated that 15 individuals may be considered chronically homeless.

Gaps in services from the chronically homeless fall within the areas identified below.

- Need for permanent supportive housing
 - Identified in the 2009-2011 Consolidated Plan
 - In 2011, the Salvation Army initiated a Permanent Supportive Housing project that targets the need for permanent supportive housing.
 - As with any new activity/program, it will take time to determine how effective the program is in addressing gaps in housing and services.
- Access to case management/supportive services
 - The Housing Coalition, specifically the lead agencies which include Solutions Center and ADVOCAP, provide supportive services wherever possible through various programs (HUD Supportive Housing Program –SHP).
 - As part of future activity efforts, funds will be used to extend the hours of the warming shelter which are currently from 8:30 PM to 8:00 AM. Previous experience with clients that utilize the warming shelter suggest that many of these individuals are chronically homeless and utilize the warming shelter during winter but will not access other services/shelter during warmer weather. By extending the hours, Solutions Center staff is hoping to increase access and participation in case management and supportive services.
 - Salvation Army, St. Vincent De Paul, local churches and other organizations continue to provide support as needed (food pantry, clothing, etc) to chronically homeless individuals.
- Mental health/AODA services
 - Fond du Lac County has a limited number of mental health providers. Fond du Lac County Health Assessment identified this as an area of concern and the Health Department will be focusing on efforts to

improve access and availability to mental health care. Catholic Charities provides some behavioral and mental health counseling and has become more active in the Housing Coalition.

- Friendship Corner is a non-clinical facility where individuals with mental illness can gather to provide and receive peer support.
- As identified in the Non-Homeless Special Needs Table, there is a gap in AODA housing and supportive services. The State of Wisconsin, County-level Community Programs and other organizations are working to modify the system of providing services/access for AODA and mental health services.
- Disinterest in programs and services
 - Housing Coalition organizations continue to encourage participation in supportive services.

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 Fond du Lac County. The Coalition was formed in 1990 as the Fond du Lac Coalition to End Homelessness. The group expanded its focus to deal with broader housing issues. Fond du Lac County is a relatively small community and all primary COC members (except Legal Action of Wisconsin) have offices located within the City. The lead agencies are in frequent communication with each other as clients move between each agency for various services.

At monthly meetings, agencies discuss needs and issues, available services or programs. Membership includes government (City of Fond du Lac, various Fond du Lac County departments, Fond du Lac Housing Authority, UW-Extension, U.S Department of Agriculture); non-profit agencies (ADVOCAP, Solutions Center, Salvation Army); faith based organizations (Catholic Charities, St. Vincent De Paul) and community members (Legal Action, WIA Youth Programs). The lead agencies rotate who chairs the Coalition. The Coalition is currently chaired by members from ADVOCAP.

A Homeless Service Providers Network operates as a subgroup of the Coalition and has more direct interaction as it relates to meeting the needs of homeless persons within the community. A Memorandum of Understanding by the homeless service providers identifies the responsibilities of participating

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agencies. ADVOCAP acts as the 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. The network collaborates on which agency will provide various services to ensure the most efficient and effective use of limited funds and to avoid duplicating services. Salvation Army provides homeless prevention (such as rent and utility assistance) to the general public while Solutions Center focuses their activities to clients in their shelters.

Strategy

The strategy to address homelessness and priority needs of homeless persons is outlined below:

Homeless Prevention	Homelessness	Move Out of Homelessness
Salvation Army	Solutions Center	ADVOCAP
St. Vincent De Paul		Salvation Army
Legal Action		St. Vincent De Paul
Local Churches		
ADVOCAP		

- Salvation Army - rent/utility assistance; food pantry; clothing/basic needs; case management, including budgeting; motel vouchers; Permanent Supportive Housing program.
- St. Vincent De Paul - rent/utility assistance; clothing/basic needs
- Legal Action - eviction prevention, other legal services
- Local churches - rent/utility assistance; food
- Solutions Center - operate two emergency shelters; warming shelter; intensive case management and service coordination
- ADVOCAP - transitional housing; case management; employment training; education

Other agencies provide additional supportive services that compliment the efforts of those agencies focused on homeless prevention and moving out of homelessness. These supportive services include:

- Catholic Charities - behavioral/mental health counseling
- WIA Youth Program - education and training for youth
- UW- Extension - education (Rent Smart, homeownership, budgeting, etc)
- FDL Housing Authority- affordable permanent housing
- Volunteer Center - Mentoring/life skills
- FDL County Health Department - referrals, general public health
- FDL County Veterans Service - financial assistance/programs for veterans that are homeless or are moving out of homelessness.
- FDL County Community Programs - mental health services, AODA programs
- City of Fond du Lac Community Development - funding support for agency programs

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 for helping extremely low and low-income individuals and families is similar to the strategy to address homelessness. Salvation Army, St. Vincent De Paul and local churches that provide rent and utility assistance, food and clothing/basic needs are at the forefront of helping individuals at imminent risk of becoming homeless. In addition to the services provided by these agencies, local government agencies assist wherever and however possible. Fond du Lac County will work with individuals behind in their taxes to establish a payment to assist in the prevention of tax foreclosures and refer them to local credit counseling services. An extremely low or low income individual at imminent risk of homelessness that is a veteran may qualify for various programs and may get assistance from Fond du Lac County Veterans Services.

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 City's strategy for eliminating chronic homelessness is outlined below. The Fond du Lac Housing Coalition, lead by ADVOCAP, Solutions Center and Salvation Army, is a critical component to implementing the strategy. The City's limited resources serve to compliment the federal grants (ESG, SHP) and other funding sources that these community partners receive to implement their activities and programs.

Strategy

- Identify and track homeless individuals. The bi-annual and monthly Point in Time Surveys are important components of this strategy.
- Increase the number of persons employed and wages paid.
- Reduce the number of people who are unsheltered or in emergency shelter through transitional housing and supportive services.
- Increase funding and treatment for special needs population, including individuals with severe mental illness and alcohol and other drug addiction
- Increase affordable housing opportunities for individuals moving from transitional housing to permanent housing.

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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 the primary mechanism for coordination to address the needs of persons that are chronically homeless. Within the past year, the members of the Coalition have been examining how other Coalitions within the State operate and how they are organized to identify opportunities for improvement. A part of this effort includes revisiting the Coalition's Mission, Goal and Objectives to reflect changes in the population served and programs provided. The Coalition is also evaluating the viability of different organizational structure and benefits for fundraising, grant writing, etc. Members of the Coalition are monitoring the progress of the HEARTH Act to determine what, if any changes, the new regulations will have on how each agency provides services.

The Housing Coalition is comprised of a broad mix of government and public, non-profit and faith based organization, including the Fond du Lac County Health Department, Fond du Lac Housing Authority and various service agencies. The Coalition has recently focused on identifying those organizations or individuals that should be an ongoing part of the organization and those that should be sharing information/updates on an annual basis. As part of these efforts, the Coalition has brought the Fond du Lac School District's McKinney-Vento Representative; Catholic Charities and WIA Youth Programs to the table to assist in overall coordination. Credit Counseling Services was identified as an organization that could provide an annual update/presentation on their 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 City of Fond du Lac's strategy for helping individuals and families with children who are at imminent risk of becoming homeless are similar to the strategies used to assist extremely low and low-income individuals and families and individuals that are experiencing homelessness.

- Salvation Army, St. Vincent De Paul and local churches that provide rent and utility assistance, food and clothing/basic needs are at the forefront of helping families at imminent risk of becoming homeless.
- In addition to the services provided by these agencies, local government agencies assist wherever and however possible. Fond du Lac County will work with individuals behind in their taxes to establish a payment to assist in the prevention of tax foreclosures and refer them to local credit counseling services.

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- FDL County Departments of Health and Social Services provide assistance to families to enroll in different benefit programs (WIC, W-2, Medicaid, etc).
- Solutions Center also serves as a shelter for individuals experiencing domestic violence. Many of these individuals also have children. The Solutions Center serves as a shelter so that individuals may continue employment or locate resources and be in a safe environment.
- FDL School District has a McKinney-Vento representative that serves as a resource for children in school. This representative can then work with the families to find resources to help prevent them from becoming homeless.
- Boys & Girls Club provides a place where children can go after school to get a meal, tutoring and mentorship.

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 institutional structure through which the jurisdiction will carry out its homelessness strategy is headed by the Fond du Lac Housing Coalition (COC). The COC is comprised of:

- ADVOCAP – lead agency, housing counseling transitional housing; case management; employment training; education
- Solutions Center – operate two emergency shelters (including shelter for victims of domestic violence); warming shelter; intensive case management and service coordination
- Salvation Army - rent/utility assistance; food pantry; clothing/basic needs; case management; motel vouchers; Permanent Supportive Housing program.
- St. Vincent De Paul – rent/utility assistance; clothing/basic needs
- Legal Action – eviction prevention, other legal services
- City of Fond du Lac/Community Development – funding support for agency programs
- Local churches – rent/utility assistance; food

Other agencies participating in the Coalition that provide additional supportive services include:

- Catholic Charities – behavioral/mental health counseling
- WIA Youth Program – education and training for youth
- UW- Extension – education (Rent Smart, homeownership, etc)
- FDL Housing Authority- affordable permanent housing
- Volunteer Center – Mentoring/life skills
- FDL County Health Department – referrals, general public health

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- FDL County Veterans Service – financial assistance/programs for veterans that are or are moving out of homelessness.

Private industries, primarily local businesses, provide essential financial support to many of the nonprofit organizations, including Solutions Center, Salvation Army and St. Vincent De Paul through various fundraisers and other donations (monetary, in-kind contributions).

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.

Fond du Lac has a Discharge Coordination Policy that is implemented by the local hospitals, nursing and other health care facilities as well as by the Taycheedah Correctional Facility. The City of Fond du Lac as an organization does not receive any McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds so this reporting does not certify that it has established a policy for discharge of persons from publicly funded institutions.

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.

There are three (3) specific objectives that target the identified needs for homeless individuals/households as part of the Consolidated Plan. These include improve access to shelter (and supportive services) by extending the hours of the warming shelter; improving the livability of the homeless shelter by providing utility assistance; and increasing access to services and housing through continued support of the Salvation Army’s permanent Supportive Housing program.

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The attached Summaries worksheet identifies specific objectives that will be used to address the needs identified by the Consolidated Plan.

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

The attached Project worksheet identifies the specific objective developed to address a priority need and the proposed accomplishments.

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 to the City of Fond du Lac.

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.

The City of Fond du Lac has individuals that are not homeless but require housing and supportive services. Some data is available through the 2008-2010 American Community (ACS) Survey 3-Year Estimates on the elderly and frail elderly subpopulation and individuals with disabilities. In addition to the ACS data, staff contacted individuals with Fond du Lac County's Health Department,

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Community Programs and Aging & Disability Resource Center to collect additional information on the different non-homeless subpopulations.

The Non-Homeless Special Needs Table is provided in the Appendix.

Please note:

Housing Needed = Units

Supportive Services Needed = Persons

The data used to complete the housing needed portion is based upon information from the Department of Health Services database on adult family homes, RCACs and CBRFs. If it was indicated that a housing provider could provide housing for multiple populations, the units were equally distributed among the populations. Therefore, the currently available may not be true reflection of the units available.

Persons with Disabilities

According to the ACS, approximately 12% of the population reported that they are living with a disability. This number includes individuals over the age of 65 that have a disability and may also be defined as frail elderly. The U.S. Census defines disability as "a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business."

Wisconsin statutes define a physical disability as a physical condition, including an anatomical loss, or musculoskeletal, neurological, respiratory or cardiovascular impairment, which results from injury, disease or congenital disorder and which significantly interferes with or significantly limits at least one major life activity of a person. A major life activity is defined as self-care, performance of manual tasks unrelated to gainful employment, walking, receptive and expressive language, breathing, working, participating in educational programs, mobility other than walking, and capacity for independent living.

Wisconsin statute defines developmental disability as a disability attributable to brain injury, cerebral palsy, epilepsy, autism, Prader-Willi Syndrome, mental retardation or another neurological condition closely related to mental retardation or requiring treatment similar to that required for mental retardation, which has continued or can be expected to continue indefinitely and constitutes a substantial handicap to the afflicted individual. DD does not include senility which is primarily caused by the process of aging or the infirmities of age.

Based upon the definitions above and the data available from the ACS, approximately 5% of individuals between the ages of 18 and 64 have a cognitive or developmental disability. Approximately 12% of individuals between the ages of 18 and 64 have a physical disability. This includes individuals that

reported to the ACS not only ambulatory difficulty, but difficulty with hearing, vision, self-care and independent living.

Elderly and Frail Elderly

The Wisconsin Department of Health Services defines the frail elderly as someone that has a long-term care condition and has a physical disability, or an irreversible dementia, that restricts the individual's ability to perform normal daily tasks or that threatens the capacity of the individual to live independently. Data from ACS indicates that approximately 1,086 individuals (2.5%) are 65 years of age or older and have a disability.

The 2010 U.S. Census reported that approximately 14.7% (6,324 persons) of the City's population is over the age of 65. Many elderly persons are able to live active and independent lives. At this time many elderly begin to transition from independent living to other housing options depending upon their health, financial and familial situation. There may be an increased need for supportive services as life activities become more difficult to perform, financial stability changes and other changes may be experienced.

Public Housing Residents

According to the Fond du Lac Housing Authority, as of July 2011, their residents are within the following income brackets: 179 residents are extremely low income (30% of Median); 50 residents are low income (50% of Median) and 5 residents are moderate income (80% of Median).

Participants in the Section 8 Housing Choice Voucher Program are in the following income brackets: 331 participants are extremely low income (30% of Median); 72 participants are low income (50% of Median) and 6 participants are moderate income (80% of Median).

The best approximation of need would be those individuals on the waiting list for either public housing or the voucher program. As of July 2011, 23 individuals were on a wait list for a one bedroom unit at Rosalind Apartments. For the scattered site family units, 115 individuals were waiting for a two-bedroom unit; 51 individuals were waiting for a three-bedroom unit; 10 individuals were waiting for a four-bedroom unit and 2 individuals were waiting for a five-bedroom unit. The Section 8 Housing Choice Voucher Program waiting list as of July 2011 are 148 one bedroom; 205 two-bedroom; 65 three-bedroom; 15 four-bedroom and 2 five bedroom. The total is 435 individuals. This may be a duplicated count because applicants can be on multiple waiting lists.

Mental Illness

Staff used data from the Wisconsin Mental Health State Plan which provides information for Fond du Lac County. The percentages were used to provide a rough extrapolation of persons within the City with severe mental illness as defined by the Plan. Based upon this data, it is estimated that approximately 1,686 adults (5% of the adult population) within the community have a severe

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mental illness. This estimate includes adults that may be considered homeless and/or elderly.

Using percentages from other populations, staff estimated that approximately 30% of individuals receive supportive services. Fond du Lac County's Health Assessment indicated that the lack of mental health providers within the County was a concern for ensuring mental health wellbeing within the community. Fond du Lac County Community Programs and Agnesian Healthcare are two key providers of mental health services.

The State of Wisconsin, through their Mental Health State Plan, is currently working to improve access to mental health care, including services to the homeless and the elderly through federal grants that are then distributed to county-level programs.

AODA

Staff used data from "Strengths and Needs of Wisconsin's County-Based Substance Abuse Prevention Treatment and Recovery Service System." This source provides information for Fond du Lac County. The percentages were used to provide a rough extrapolation of persons within the City with Alcohol and Other Drug Addiction. Using percentages derived from the county-level data, staff estimated that approximately 2,000 individuals have Alcohol or Other Drug Addiction. At the County level, 30% of the affected population is being served by publicly-financed programs. Staff applied the 30% to the City population which estimates that 635 individuals are able to be served by local programs. This number does not represent individuals that access privately financed programs which may lower the gap between needs and currently available.

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.

As outlined in Question 72 below that describes the facilities and programs, there are several resources available for non-homeless special needs individuals, including the elderly, frail elderly, individuals with disabilities, mental illness and alcohol & other drug addiction.

As part of the development of the Consolidated Plan, staff contacted individuals within various departments and organizations as well as conducted outreach or focus group sessions to identify needs within the community. The following priorities were identified:

- Job Training and Job Creation
- Financial Education (debt management, credit counseling, etc)
- Access to Dental Care
- Alcohol & Other Drug Addiction Support

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Like many communities within the State, Fond du Lac has been impacted by the decline in economic conditions. Job training and creation is a priority need because stable employment is an important step to improving an individual's or household's living environment. Individuals that are a part of the non-homeless special needs population are greatly impacted by declines in economic opportunities. These individuals often lack skills or education that would better position them for employment opportunities. The jobs that are most often available to them are low level, unskilled manufacturing, service, and seasonal/temporary positions. These job positions are often the first ones cut or reduced during economic downturns.

As part of the recent Fond du Lac County Health Needs Assessment, it was determined that access to dental care services is a concern due to dental care providers not taking on new Medicaid patients. Access to dental care for adults requires individuals to go to Milwaukee because local access is limited by the availability of dentists taking Medicaid and none of the community partners are involved with dental/health care. Fond du Lac County provides a dental care program for children, but not for adults. Proper dental care helps prevent other health and medical issues.

The Health Needs Assessment also determined that access to mental health services is a concern due to the limited number of mental health providers. This was identified as a concern by the Housing Coalition, but as a priority more in the context of Alcohol & Other Drug Addiction services (AODA) as it may connect to mental health issues.

According to the Health Needs Assessment, Fond du Lac County is a Mental Health Professional Shortage Area. Fond du Lac County Department of Community Programs, Agnesian Healthcare and Catholic Charities are the only providers of mental/behavioral health services available to most individuals within the non-homeless special needs subpopulations. Individuals that receive benefits or have insurance may also have access to private mental health providers, however, most individual with the special needs subpopulation are on limited income, have no insurance benefits or minimal insurance coverage.

These supportive services are essential to individuals within the homeless and non-homeless subpopulations. Compliance with their treatment program is often a requirement to participate in different housing programs or housing residency.

These needs are further affirmed by the data represented in the Non-Homeless Special Needs Table provided in the Appendix. The State of Wisconsin Department of Health Services has applied for and previously received grant funds to modify the delivery system for mental healthcare and improve access to these services. The State is focusing on County-level service delivery through Community Programs and other delivery systems.

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

The City used feedback from the outreach/focus group sessions, input from the Redevelopment Authority and the City of Fond du Lac's Comprehensive Plan as the starting point to assign priorities. The City determined priority based upon the need (number of individuals that would benefit from the assigned priority); ability to fund an activity or program to meet the need; and community support (agreement from community partners that it was a priority and the ability to carry on the activity at some level if funding/staffing was reduced).

Job training/job creation and access to dental care are used as examples as to demonstrate how priority was assigned to these two needs.

Job training and job creation was determined to be a very high priority. There are a large number of individuals that would benefit (low-and moderate income individuals as well as individuals with special needs). The City currently operates an Economic Development Revolving Loan Fund (EDRLF) that requires job creation as a condition of the loan. In addition, there are other agencies and organizations within the community that are currently focused on and funding job training and job creation efforts, including Fond du Lac County, Fond du Lac County Economic Development Corporation (FCEDC) and ADVOCAP. There is a high level of community support. Job training and job creation programs benefit not only those individuals that receive training or obtain employment as a result of job creation, but the community as a whole. Therefore, if one cog in the job training and job creation efforts is eliminated or reduced, there are other cogs that continue those efforts, albeit at a lower level.

Access to dental care was also determined to be a high priority. There are a number of individuals (76% of individuals receiving Medicaid and 100% of individuals without any insurance) that would benefit from undertaking activities to meet the priority; dental/medical care is a permitted use of funds under the CDBG program (subject to the public service cap); and the Fond du Lac County Health Department is organizing a subcommittee to focus on this issue. The role of the subcommittee is to identify opportunities for improving access to dental care, including funding. Therefore, with or without CDBG funding, the community is committed to addressing this need at some level. An activity and funding have tentatively been included within the 2012-2016 Consolidated Plan as part of Year 3. The City, Fond du Lac Health Department and other agencies are in the early planning stages on this issue. The activity will only be undertaken once the framework and implementation is fully developed.

71. Identify any obstacles to meeting underserved needs.

The obstacles for meeting the underserved needs for non-homeless special needs are the same as those that affect meeting underserved needs in housing and community development. These obstacles impact the community as a whole. These obstacles include:

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- 1) Since the development of the 2009-2011 Consolidated Plan, housing and economic conditions have declined. Employment opportunities have declined; family supporting wages have been reduced and homes have gone into foreclosure. These conditions have increased demand on local services and increased the number of individuals with underserved needs.
 - 2) CDBG and other sources of grant funds have been reduced and/or eliminated. CDBG and other grant resources provide the primary mechanism for serving individuals in need. Reduction in funds causes fewer programs to be funded or some programs will no longer be funded. This ultimately results in fewer individuals being served or individuals receiving no services at all if programs are eliminated.
 - 3) A spin-off of reductions in funding is a reduction in staffing. If programs remain funded, often times agencies and organizations are required to reduce staffing. This may result in longer waiting times to receive services.
 - 4) Another obstacle is a lack of local, non-financial resources; such as specialized skills or availability of contractors, etc. For example, access to dental care for adults requires individuals to go to Milwaukee because local access is limited by the availability of dentists and none of the community partners are involved with dental/health care. Fond du Lac County provides a dental care program for children, but not for adults.
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.

Housing

The City of Fond du Lac developed and updates a Summary of Assisted Care & Affordable Housing. This summary provides information on affordable housing (Public Housing, Section 8 and Low-Income Tax Credits) and assisted care (Adult Family Homes; Community Based Residential Facilities and Residential Care Apartment Complexes) developments within the community. The assisted care developments are identified using the Wisconsin Department of Health Services databases on licensed facilities and include information on the type of subpopulations served by these facilities. The ARC of Fond du Lac also contributes to housing needs for individuals with developmental disabilities. The ARC housing options include community based living, independent living and individualized adult respite. In addition to these facilities, many individuals continue to reside in their own home. It is unknown the number of properties where accommodations have been made.

The Aging & Disability Resource Center (ADRC) indicated that the elderly, frail elderly and individuals with disabilities are able to find housing within the community. Staff at the ADRC could not recall an instance where an individual that wanted and needed accessible housing could not be placed within the City. They did indicate that individuals living outside the City in other parts of Fond du Lac County do face challenges when it comes to housing. Based upon this

information, the City has determined that housing needs are being met for the elderly, frail elderly, developmentally disabled and physically disabled. Staff will work with the ADRC and other organizations to ensure that overtime there is not a change between need and available housing for these subpopulations.

AODA/Mental Illness

The Robert Berry House is a CBRF focused helping individuals with alcohol and other drug addiction. There are a number of adult family homes and CBRFs that provide housing for individuals that have mental illness. These are indicated in the Summary of Assisted Care & Affordable Housing.

Supportive Services

As part of the development of the Consolidated Plan, staff contacted individuals within various departments and organizations as well as conducted outreach or focus group sessions to identify needs within the community. The following priorities were identified, mostly in relation to homeless prevention, but many felt that these same priorities applied to other subpopulations within the community.

- Job training and creation
- Financial education (debt management, credit counseling, etc)
- Alcohol & Other Drug Addiction Support

The ARC of Fond du Lac is one of the key organizations that assist individuals with developmental disabilities. Their efforts include adult day services, community enrichment programs, community integration programs, transportation and housing. In addition to the ARC, ADVOCAP is the contract agency for the Division of Vocational Rehabilitation to manage the placement and supported employment (job training, job coaching, etc) for individuals with mental and physical disabilities.

Individuals with severe mental illness and alcohol and other drug addiction also have supportive services available to them. Fond du Lac County is the primary resource for supportive services for these individuals through the Department of Community Programs.

As part of the recent Fond du Lac County Health Needs Assessment, it was determined that access to mental health services is a concern due to the limited number of mental health providers. According to the Health Needs Assessment, Fond du Lac County is a Mental Health Professional Shortage Area. In addition to the few private mental health providers, the Department of Community Programs provides limited mental health counseling services. Catholic Charities also provides behavioral and mental health counseling within the community at a reduced cost. Friendship Corner, affiliated with the National Alliance on Mental Illness (NAMI), is a peer support and friendship based program that provides non-clinical support services to individuals with mental illness.

These supportive services are essential to individuals within the homeless and non-homeless subpopulations. Compliance with their treatment program is

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often a requirement to participate in different housing programs or housing residency.

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.

The City of Fond du Lac does not plan on using HOME or other tenant based rental assistance to assist one or more of these subpopulations.

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

The attached Project worksheet identifies the specific objective developed to address a priority need and the proposed accomplishments.

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.

Transitional housing for the Solutions Center was a need that was identified as part of this strategic plan. The transitional housing would be used specifically by Solutions Center to move individuals that were homeless and living at the shelter into permanent housing through a transitional housing program. The transitional housing may also be Solutions Center to assist individuals that are victims of domestic violence. Implementation of this project is subject to Solutions Center ability to operate and maintain an additional facility. The acquisition of transitional housing would be accomplished using CDBG funds and would likely be supplemented with funding from Solutions Center.

Access to dental care was another identified need with no definitive time period. In addition to any CDBG contribution, a program would include potential funding from the State (Medicaid payments/reimbursements for those individuals that qualify); private contributions (dental providers in-kind contributions-time, services, equipment) and other public funds (grants, etc).

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

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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.

The City of Fond du Lac does not receive HOPWA Program funds.

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.

The City of Fond du Lac does not receive HOPWA Program funds.

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.

The City of Fond du Lac does not receive HOPWA Program funds.

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).

The City of Fond du Lac does not receive HOPWA Program funds.

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.

The City of Fond du Lac does not receive HOPWA Program funds.

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

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program.

The City of Fond du Lac does not receive HOPWA Program funds.

82. Include the certifications relevant to the HOPWA Program.

The City of Fond du Lac does not receive HOPWA Program funds.

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.

The City of Fond du Lac does not receive HOPWA Program funds.

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.

The City of Fond du Lac does not receive HOPWA Program funds.

OTHER NARRATIVE

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

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.)

The City of Fond du Lac does not have a Section 108 Loan Guarantee Project.