

2009 Consolidated Annual Performance and Evaluation Report (CAPER)

(May 1, 2009 - April 30, 2010)

Community Development Block Grant Oshkosh, WI



OSHKOSH
ON THE WATER

Prepared for:

U.S. Department of Housing and Urban Development



2009 CAPER/Program Year 5 2005-2009 Consolidated Plan Oshkosh, WI

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IDIS

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PR 26 - CDBG Financial Summary Report

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Grantee OSHKOSH , WI
Program Year 2009

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	837,524.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	181,918.95
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,019,442.95

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	809,856.94
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	809,856.94
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	192,862.91
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,002,719.85
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	16,723.10

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	631,088.31
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	631,088.31
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	77.93%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2007 PY: 2008 PY: 2009
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	65,375.00
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28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	65,375.00
32 ENTITLEMENT GRANT	837,524.00
33 PRIOR YEAR PROGRAM INCOME	161,957.32
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	999,481.32
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	6.54%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	192,862.91
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	192,862.91
42 ENTITLEMENT GRANT	837,524.00
43 CURRENT YEAR PROGRAM INCOME	181,918.95
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,019,442.95
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.92%

GENERAL

Executive Summary

GRANTEE: City of Oshkosh, Wisconsin

CON PLAN PERIOD: May 1, 2005 to April 30, 2010

PERIOD COVERED BY CAPER: May 1, 2009 to April 30, 2010

This CAPER describes Community Development Block Grant (CDBG) funded activities undertaken in the City of Oshkosh during the 2009 Program Year, which ran from May 1, 2009 to April 30, 2010.

During the program year, a total of \$1,068,494.57 in CDBG funds were expended on activities identified in the 2009 Action Plan as part of the 2005-2009 Consolidated Plan. HUD requires a minimum of 70% of CDBG expenditures benefit low and moderate income (LMI) persons or households over a three-year reporting period. The 2009 Program Year is the third and last of the three-year reporting cycle that covers the 2007, 2008 and 2009 program years. The 2007, 2008 and 2009 Program Year expenditures are 85-percent beneficial to LMI persons/households.

During the 2009 Program Year, a total of \$789,207 was expended on activities qualifying as benefiting LMI persons/households. The tables below summarize expenditures of the program year as well as detailing expenditures over the three-year period. Additional details are found throughout this document.

PY 2009 PROGRAM YEAR TOTAL EXPENDITURES	
Total Expended	\$ 1,068,495
Central City & Community Facilities	\$ 222,483
Housing & Neighborhood Development	\$ 542,251
Public Services	\$ 97,000
Planning & Administration	\$ 206,761
Total Expended less Planning & Administration	\$ 861,734
Total Expended on LMI Activities	\$ 789,207
Percentage benefit to LMI persons/households in 2009 (total expended - planning & administration)/total expended on LMI activities	92%

2007, 2008 & 2009 THREE-YEAR REPORTING CYCLE			
Program Year	Expended less Administration	Expended LMI Benefit	Percentage LMI Benefit
2007	\$ 618,012	\$ 432,589	70 %
2008	\$ 651,059	\$ 597,151	92 %
2009	\$ 861,734	\$ 789,207	92 %
Three - Year Aggregate	\$ 2,130,508	\$ 1,818,947	85 %

General Questions

- 1) **Assessment of the one-year goals and objectives**
 - a) **Describe the accomplishments in attaining the goals and objectives for the reporting period.**
 - b) **Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**
 - c) **If applicable, explain why progress was not made towards meeting the goals and objectives.**
- 2) **Describe the manner in which the recipient would change its program as a result of its experiences.**

For the purposes of this CAPER, all funds and activities and accomplishments relate to the Community Development Block Grant program only, as these are the only CPD formula grants Oshkosh receives.

Throughout this document are the specific accomplishments of how funds were spent during the 2009 Program Year, including the Needs tables in the Appendix. In summary, 19 owner-occupied housing rehabilitation projects were completed. Accomplishments for owner-occupied rehabilitation in this reporting period were significantly higher than the goals of the City's Consolidated Plan, which were 12-15 units per year. This increase in rehabilitated units, when taken comprehensively with other years in the Consolidated Plan period, demonstrates that the City is on track from the owner-occupied rehabilitation performance standpoint. Rental rehabilitation projects requests persisted to be slow as it has been the past few years. One rental rehabilitation unit was completed in the 2009 program year, which had been started in the 2008 program year. Once again the rental rehabilitation program was short of the 5-8 unit goal identified in the Annual Action Plan and 8-10 unit goal in the 2005-2009 Consolidated Plan.

We continued to see accomplishments in the designated Near East Neighborhood, which plan was adopted in March of 2005 and was originally identified as one of four high-priority areas in the 2005-2025 Comprehensive Plan for the city. City staff continued to explore a contract with an existing neighborhood development organization such as NeighborWorks affiliate or possibly organizing a local prototype to assist with setting up a formal neighborhood associations and assisting with community organizing. However, CDBG funds were used for housing rehabilitation and continued neighborhood inspection and enforcement efforts in the area.

Oshkosh continued the success of its public service programming with eight programs funded through the Public Service Consortium, the Health and Fitness programs through the Seniors Center, the administration of the Homebuyer Assistance Program and support of the Fair Housing Council. Program Administration funds included costs associated with training staff (through HUD) on general entitlement community grant and recovery grant administration.

Condemnation and removal of blighted properties took place in five instances with reasoning and intentions for future action, as follows:

PY 2009 CONDEMNATION & REMOVAL OF BLIGHT				
Address	Location Identifier	Previous Use	Reasoning	Proposed Action
34 W. 7 th Avenue	South Shore Redevelopment Area	Wholesale-Farmer's Supply	Slum & Blight / Safety	Redevelopment - Individual Lot
362 Michigan Street	South Shore Redevelopment Area	Industrial-Boat Works	Slum & Blight / Brownfield	Redevelopment - Individual Lot
107 W 6 th Avenue	South Shore Redevelopment Area	Tavern-DJ's Bar	Slum & Blight	Redevelopment - Individual Lot
673 Jefferson Street	Near East Neighborhood Redevelopment Area	House	Slum & Blight	Redevelopment - Assemblage
665 Jefferson Street	Near East Neighborhood Redevelopment Area	House	Slum & Blight	Redevelopment - Assemblage

**South Shore Redevelopment
Demolished 2009**



Additionally, two properties that had been previously condemned were disposed of: A lot that had a former home at 708 Jefferson Street was removed and lot divided into two with area redistributed to adjacent properties to eliminate blight, reduce densities and foster suitable living

conditions; and a former home at 303 Oxford Street was removed and a new single-family home constructed for an LMI household by the Oshkosh Area School District.

\$440,056 was expended on the objective of “Sustainability of Decent Housing,” which contains the goal of increasing 5-8 units of affordable rental housing and 12-15 owner occupied households. In 2009, the City used grant funds to increase affordable rental housing by one unit and owner-occupied households by 19 units. Meeting the goal of “Sustainability of Suitable Living Environments” is primarily addressed using public service funds. In 2009, the expenditures for such activities was \$98,000 with over 50,000 people receiving benefits from grant funds making more sustainable and suitable living environments. \$222,483 was used to assist in the final goal of “Sustainability of Economic Opportunity” by the removal of five blighted and dilapidated structures.

3) Affirmatively Furthering Fair Housing:

a) Provide a summary of impediments to fair housing choice.

Impediments identified in the Analysis of Impediments to Fair Housing Choice (AI) circa 2005, concluded that families headed by single female, minority families, and the disabled are at the greatest risk of experiencing housing discrimination. Impediments to fair housing choice were identified as a need for technical assistance to participants in home owner programs and for general fair housing inquiries, for rehabilitated owner and renter-occupied units, and need for program funding and technical assistance for women at the local domestic abuse shelter.

b) Identify actions taken to overcome effects of impediments identified.

Activities undertaken by contracted services - The Fair Housing Center of Northeast Wisconsin (FHCNW) received \$10,000 in 2009 CDBG funds. The FHCNW is the local affiliate of the Metropolitan Milwaukee Fair Housing Council. FHCNW conducted six fair housing complaints as follows:

PY 2009 FAIR HOUSING COMPLAINTS					
Date	Race	Sex	Number in Family	Income Level	Basis of Complaint
8/25/09	White	Female	2	Low	Disability
9/16/09	White	Female	1	Low	Disability/Age
1/15/10	White	Female	4	Ex-Low/None	Sex, Familial Status
3/4/10	White	Female	6	N/A	Familial Status
4/14/10	African American	Female	1	Low	Race
4/16/10	White	Female	2	N/A	Sex

During the reporting period, 42 persons received fair housing referral services for non-fair housing issues (evictions, lease issues, code violations, tenant rights, etc) and referred them to the appropriate agencies.

Technical assistance consultation was requested and provided in 11 cases on topics such as clarification of fair housing laws, information on nature and extent of housing discrimination/housing discrimination, and demographic data.

Fair housing education material describing protected classes and prohibited practices was distributed in the form of 679 brochures and flyers; 469 printed in English, 130 in Spanish and 71 in Hmong.

The staff of the FHCNW conducted 17 interagency meetings including collaboration with the Winnebagoland Housing Coalition and the Oshkosh Diversity Council. 121 community outreach and education contacts were established or retained including general public, civic organizations, social service agencies and government staff. Examples of these contacts include Oshkosh Area Food Pantry, Oshkosh Workforce Development Center, Hmong Service Center, United Migrant Opportunity Services (UMOS), Oshkosh/Winnebago County Housing Authority, Salvation Army, Legal Action of WI, Winnebago County Department of Human Services, ADVOCAP and UWO Hmong, Black, Latino, Lesbian/Gay and non-traditional Student organization.

Four fair housing presentations were conducted with the purpose and provision of fair housing law, contemporary forms of discrimination, remedies available for housing discrimination, and the complaint and investigation process. These presentations reached 45 audience members.

Three training events for members of the housing industry (Fair Housing Law, disability accommodations and use of advertising) were conducted during the Program Year on a regional basis (in Neenah, Oshkosh and Appleton). Topics covered included: local, state and federal fair housing law, contemporary forms of discrimination in the housing market, remedies available for discrimination and how complaints are processed and/or investigated, among other topics.

Activities undertaken by City – The City is assertive in its efforts and takes affirmative steps to inform those groups considered to be in greater risk of experiencing housing discrimination (families headed by single parents, female head of households, minority families and individuals, the elderly and the disabled) about the availability of funds for owner and renter occupied rehabilitation projects, emergency assistance and public service support services. During the reporting period, the City rehabilitated eleven homes with female head of household, three homes with a disabled resident and six homes with elderly residents. Of the 19 completed owner-occupied rehabilitations, seven received purchase assistance loans.

City staff continued to take in complaints and answered fair housing inquiries by tenants, rental property owners, and others and made appropriate referrals, when needed.

4) Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

City staff is an active participant in the monthly meetings of the Winnebagoland Housing Coalition, which is the Continuum of Care for the area. This coalition includes members from United Way, the Oshkosh/Winnebago County Housing Authority, Habitat for Humanity, and several other housing related service providers such as the ADVOCAP, Salvation Army, Wisconsin Public Service, and the Red Cross.

In the 2009 Program Year, discussion took place regarding the City's planning efforts. Several internal City departments such as Public Works, Forestry, and Police have participated in implementation and planning efforts including neighborhood watch, Near East Neighborhood and Central City rehabilitation. Planning Division staff coordinates between the neighborhood

steering committee and these departments as well as acting as the facilitator in establishing and/or the creation of a NeighborWorks type nonprofit neighborhood activist and revitalization group. With Planning staff coordinating implementation with other departments and outside agencies, the obstacles are being addressed on tailored approach versus a one-size fits all approach.

5) Leveraging Resources

- a) Identify progress in obtaining “other” public and private resources to address needs.**
- b) How Federal resources from HUD leveraged other public and private resources.**

During the reporting period, CDBG funds were used to leverage additional public service funds as the City continued to partner in the collaborative with the Winnebago County-Brighter Future funding, the Oshkosh Area United Way, and the Oshkosh Area Community Foundation. These four entities comprise the Public Services Consortium, which had a total of \$172,500 available for public service activities, of which \$96,500 was CDBG funds and \$20,000 was from the United Way and the Oshkosh Area Community Foundation. Winnebago County’s program continues to receive funding because of the collaborative effort at the level of \$55,700. Eight programs were funded with City CDBG dollars, three programs were funded with United Way/Foundation grants and five programs were funded through the Winnebago County Brighter Future Grants, all being managed by the Consortium. The following table shows the amount of City CDBG allocation used and the amount of other funds (over \$2,744,942) used for the total programs (as presented in their application for funds).

PY 2009 PUBLIC SERVICE CONSORTIUM RECIPIENTS			
Sub recipient	CDBG funds	Total Program Budget	% of program funded with CDBG
ADVOCAP Winn. County Nutrition Program	\$10,000	\$1,201,173	1%
American Red Cross	\$15,000	\$162,500	9%
Christine Ann Domestic Abuse Services-Shelter & Advocacy Services	\$15,000	\$513,833	3%
Oshkosh Community Food Pantry	\$10,500	\$179,060	6%
UW-Oshkosh Living Healthy Community Clinic	\$20,000	\$346,976	6%
Winnebago County Literacy Council	\$10,000	\$83,240	12%
ADVOCAP Project “POWER”	\$8,000	\$125,000	6%
Reach Counseling Services	\$8,000	\$133,160	6%
Total Funds	\$96,500	\$2,744,942	4%

By using CDBG funds for administration of the Homebuyer Assistance Program, funds were leveraged from the HOME/HCRI program for assistance to low and moderate income persons for costs related to home purchase.

The Rental Rehabilitation project initiated in the fourth program year and completed this program year had a total cost of \$73,072 with the \$34,997 of CDBG funds leveraging an additional \$38,075 (52% of cost born by private investment) from the property owner.

CDBG funds of \$15,000 used for the Oshkosh Seniors Center Health and Fitness programs helped to leverage funds totaling \$117,102 from the Seniors Center to administer the programs. The CDBG funds made up approximately 11% of the budget for these programs.

c) How matching requirements were satisfied.

There were no projects associated with the City's use of entitlement funds that require or mandate matching funds.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

The City of Oshkosh's Department of Community Development is the lead agency responsible for administering the programs covered by the 2005-2009 Consolidated Plan and the 2009 Action Plan. The Department of Community Development sub-contracts with public service providers individually and through the Public Service Consortium. Staff from these individual agencies is responsible for administering their own programs and reporting required information to the Department of Community Development. One such provider is the Oshkosh Housing Authority/Winnebago County Housing Authority which provides administrative services related to the Homebuyer Assistance Program. As part of the Public Service Consortium, the sub recipient is contracted/required to provide quarterly reports to show progress during the administration of their program, which is then reported to the City.

In order to keep Oshkosh residents familiar with the CDBG program and to ensure compliance with program and comprehensive planning requirements, City staff presents the annual CAPER to the Plan Commission and Common Council. These meetings are broadcast on the local cable access television station. It is done to show success stories for the program year and to familiarize the Plan Commission, Common Council and television audience with the CDBG program. Additionally, mass mailings and discussions on the Oshkosh Community Access Television will be conducted to showcase the rehabilitation programs.

In the development of this plan, applications are solicited for non-public service projects. A public informational meeting is held in early November at the Oshkosh Seniors Center to present the estimated Action Plan for the coming program year along with the Capital Improvements Program. This meeting also serves to answer questions and solicit comments. The estimated Action Plan for the next program year is then presented to the Plan Commission during a regularly scheduled meeting and a recommendation is forwarded to the Common Council, who in turn approves, denies or modifies the recommended CDBG allocations for the next program year.

Citizen Participation

1. Provide a summary of citizen comments.

This section will be inserted after the required 15-day public comment period has expired.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available

(including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

A legal notice was published in the Oshkosh Northwestern on July 15, 2010 explaining this CAPER. The CAPER was available for review at the public library, the Department of Community Development office and on the Department of Community Development website (http://www.ci.oshkosh.wi.us/Community_Development/Planning_Services/index.asp) A comment period of not less than 15 days was provided to receive comments prior to the submittal to the Department of Housing and Urban Development.

The City made the entire report available in order to show the public the funds that were available, committed and spent during the 2009 Program Year and where geographically the funds were spent. The CAPER also demonstrated to the public how program income was used to further the goals and objectives of the 2004-2009 Consolidated Plan.

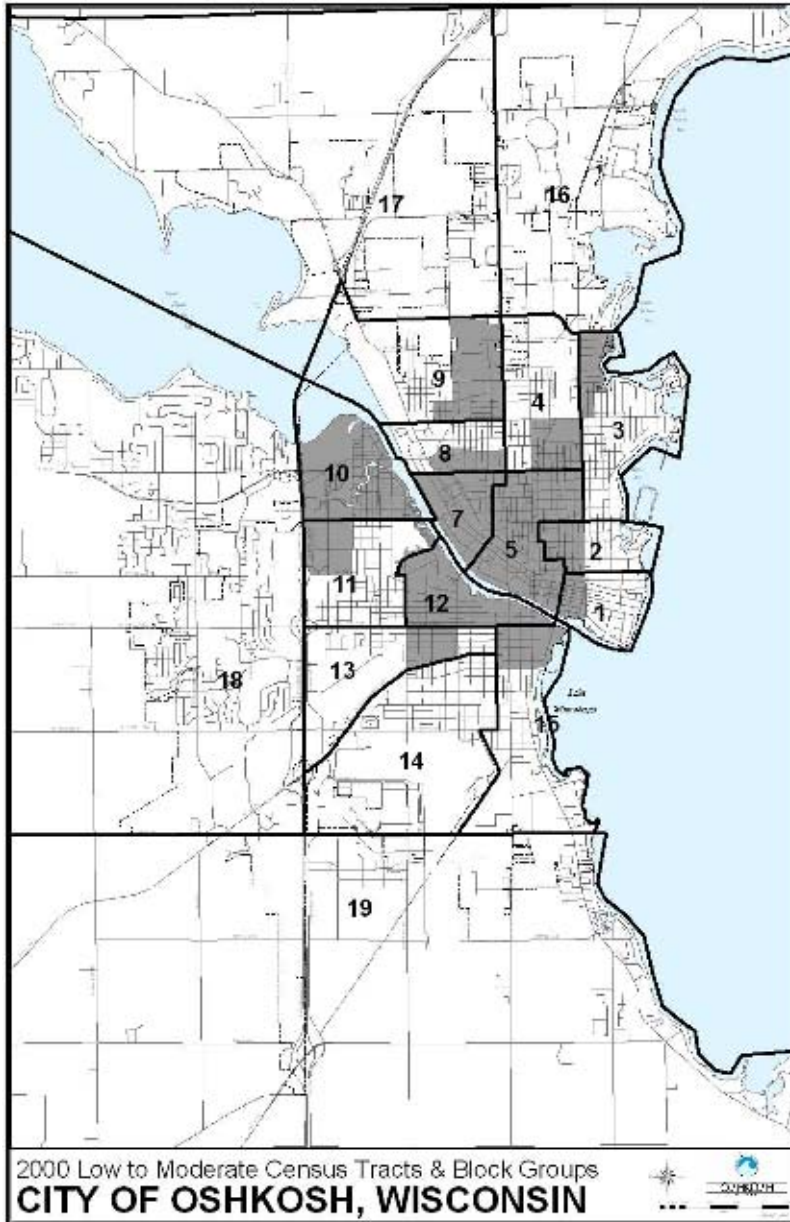
The first opportunity for citizen comment was the ability to contact staff directly following a legal notice published in the Oshkosh Northwestern on July 15, 2010 explaining this CAPER.

The second opportunity for comment was at the July 20, 2010 Plan Commission meeting where the CAPER was presented and discussed with opportunity for public comment. The discussion included a PowerPoint presentation highlighting the income sources, available funds and the 2009 spending results/performance information.

The third opportunity for comment was at the July 27, 2010 Common Council meeting where the CAPER was presented and discussed with opportunity for public comment.

There were no comments received regarding the 2009 CAPER at any of the three opportunities listed above.

As included throughout the CAPER document, assistance in Oshkosh was directed primarily to low and moderate income census tracts and block groups, as shown on the following map:



Within these geographic areas, priority was given to the following:

- Areas with higher density and areas with high concentrations of rental housing
- Areas most significantly affected by foreclosure and housing abandonment
- Priority areas identified in the City Comprehensive Plan, 2005-2025

Areas of Minority Concentration

Census block groups with over 150 persons answering with a “non-White” Race in the 2000 Census are shown in the table below. After excluding the census block groups with institutionalized populations such as the State of Wisconsin Correctional Facility, the University of Wisconsin-Oshkosh student housing, the Winnebago County Mental Health Institution, and the Park View Health Center, the block groups with the highest number of racial/minority concentrations are as follows:

AREA OF HIGHEST NUMBER OF MINORITIES		
Geographic Area	Number of Non-“White Alone”	Percent of “Non - White Alone” People in Block Group
Census Tract 5, Block Group 3	335	14.76
Census Tract 5, Block Group 2	192	23.53
Census Tract 2, Block Group 3	179	20.62

Source: 2000 U.S. Census

These three block groups are all located in the Central City area and are all located in low and moderate income census tracts.

Institutional Structure

1) Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

The actions taken this year were continuations of commitments the City staff has made to overcome gaps among institutional structures. The City continues to work with the Oshkosh Area United Way and the Oshkosh Area Community Foundation on coordination and supervision of CDBG and other funds for public service activities and programs through the “Public Service Consortium”. This joint coordination effort was implemented to avoid unnecessary duplication of efforts in providing financial awards to service providers.

Staff turnover in 2009 made it difficult to enhance coordination between the City and other institutions but with the hiring of a new Housing Planner in 2010, a renewed and greater level of participation is occurring with the Winnebagoland Housing Coalition and Winnebago Apartment Association.

The City had a major setback in trying to establish an Oshkosh satellite office of NeighborWorks Green Bay, a nonprofit corporation that strengthens neighborhoods and improves lives by revitalizing housing, enhancing neighborhood character, and promoting and preserving homeownership. Their Board felt they would be unable to effectively handle both communities.

The City, along with the Oshkosh Area Community Foundation, had budgeted funds and actively sought and recruited other NeighborWorks affiliated nonprofits to consider expansion into the Oshkosh area as well as investigating the ability to establish, or help establish, a new nonprofit housing and neighborhood revitalization organization for the community. The City will continue to pursue this concept in the coming program year.

In addition, the local Habitat for Humanity has reorganized and has a new executive director and staff. This has removed much of its previous instability functioning without a director. City staff has had a closer working relationship with them to create the institutional capacity to undertake and complete projects. To that end, the City felt confident in selling one of its previously purchased HUD \$1 Homes to Habitat for the purpose of razing and then constructing a privately funded new home.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

Monitoring actions are conducted to ensure the timeliness of spending. Quarterly and annual reports are required for all funded activities. When these reports are submitted they are reviewed in accordance with the Agreement and filed for records. If quarterly reports are not made on time or the sub recipient is not meeting the requirements of the Agreement, Department of Community Development staff will contact and/or meet with the sub recipients for a coordination meeting and closely monitor progress to meet the requirements of the Agreement. Continued failure of reporting may affect funding possibilities in future program years and/or may require more stringent reporting accountability.

Public service applicants submitted quarterly reports that are most often submitted with quarterly invoices for payments against the CDBG grant thereby helping to ensure timeliness of expenditures of grant funds by the City. Grant funds for public service activities/organizations under the Public Service Consortium are distributed in a quarterly lump sum payment to the United Way/Oshkosh Area Community Foundation, who administers eight of the public service programs benefiting LMI clientele. Staff reviews the quarterly reports and contacts applicants as needed to clarify any information as well as to address timeliness of invoices. CDBG administrative funding, in the form of an administration project, was provided to the United Way and the Community Foundation to monitor the programs and their progress toward achieving the goals identified in their applications. Other agencies that were awarded contracts, such as the Fair Housing Center of Northeast Wisconsin, the Oshkosh/ Winnebago County Housing Authority and the Oshkosh Seniors Center were required to submit reports with their invoices, showing progress towards goals as outlined in their contract directly to the City. Visits to the Seniors Center, the Fair Housing Offices and the Oshkosh/ Winnebago County Housing Authority were conducted and discussions regarding success, failure and hindrances to performance took place. Annual reports summarizing programs and beneficiaries are required from these public service agencies in order to avoid reporting duplicate accomplishments.

Housing rehabilitation activities were monitored during the rehabilitation period before, during and after construction. Generally, contractors get several payments during a rehabilitation project. Payment is withheld until the contractor has satisfactorily completed the work including obtaining the appropriate required permits. When it is determined that the work is satisfactorily completed and after securing the owners signature on a payment request form, payment to the contractor is released. No final payment is made for a project until the contractor has satisfactorily completed the work in accordance with the contract and the work complies with all City codes as determined by the appropriate inspectors.

2. Describe the results of your monitoring including any improvements.

Monitoring during the Program Year went smoothly as many of the agencies, contractors used and programs funded are those that are familiar with the CDBG program and its reporting requirements. Public service organizations that are funded for the first time sometimes have difficulty interpreting what data the City and HUD are looking for and need coaching in that matter. In addition, first time contractors in the housing rehabilitation programs often need extra attention by staff. New reporting forms that more easily conveyed data requirements also helped to receive adequate information and avoid confusion, especially on income and racial differentiation. Improvements as a result of monitoring and revisions/alterations to forms used

in reporting as well as one-on-one and group training all assisted in a smooth dissemination of data from sub recipients to the City.

3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.**
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**
- d. Indicate any activities falling behind schedule.**
- e. Describe how activities and strategies made an impact on identified needs.**
- f. Identify indicators that would best describe the results.**
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**

CDBG funds were spent in the 2009 Program Year for the Near East Neighborhood and this targeted effort will continue throughout the next consolidated plan period. Funds were to be expended in 2009 for follow-ups on property condition inspections, which started in the summer of 2006. By 2008, all properties in the Near East Neighborhood had been inspected. In 2009, follow-up was finished on 53 requests for corrections that were carried over from previous years. Coordination between the Inspections Division and the owner and rental rehabilitation program was also an important element in that LMI individuals are assisted with long-term code compliance. Fire Department coordination also played a role as smoke detectors were checked. The ongoing four years of inspection and correction requests have resulted in many positive impacts for code compliance which make a significant impact on improvement of neighborhood image, maintenance of perceived and actual property values, assistance in fostering neighborhood identity, and a sense of community "ownership."

Maintaining the existing housing stock was identified as one of the highest priorities in the City's 2005-2025 Comprehensive Plan and is identified within each individual program year. The City continues to strive for this goal through the owner and renter-occupied rehabilitation programs. The process for the purchasing and demolition of two blighted properties in the Near East Neighborhood and the sale of one property for new housing construction and the division of two other lots to reduce density created positive impacts on neighborhood stabilization. The South Shore Redevelopment Area continues with the removal of three blighting influences in these areas in order for the City to implement its redevelopment plans and help stave off continued deterioration and disinvestment.

Needs were identified in the "Needs" tables in the 2005-2009 Consolidated Action Plan and the impacts to these needs are summarized here:

Identified Need: Housing (Renter) – Only one renter-occupied unit that was started in the 2008 Program Year was completed in 2009. A continued push for more aggressive solicitation is underway through organized cooperation with the Winnebago Apartment Association. Funding for multiple family owners, ADVOCAP and the Oshkosh/Winnebago County Housing Authority will be provided and it is hoped to foster interest from these groups to utilize rental rehabilitation funds will spur increased levels of rental rehabilitation and provision of longstanding LMI rental

units. The City hopes to create a more suitable number of rental rehabilitation projects and increase the number of rental units rehabilitated for functionality and new units created.

Identified Need: Housing (Owner) – 19 owner-occupied houses were rehabilitated in the 2009 Program Year, with a total of 48 persons occupying these households. The housing rehabilitation program helps to maintain existing housing stock and keeps homes in safe and good condition for LMI homeowners. Given the financing structure of the zero-interest, zero payment loans, the LMI owner is not burdened with loan payments, which allows more income to be expended on other suitable living environment necessities. Payment of the rehabilitation loan is made at the owners/borrowers discretion or when the house changes ownership, whichever comes first.

Identified Need: Homeless Needs (Individuals and Families) – In 2009, LMI tenants at risk of eviction or utility termination benefiting from direct financial assistance totaled 1017 LMI households (2448 individuals) in the Red Cross’ “Bridges-Emergency Assistance” program. Additionally, homeless people due to domestic violence were benefitted by support of the Christine Ann Center who sheltered 240 individuals (119 from Oshkosh), 125 of which were children (60 from Oshkosh).

Identified Need: Public Services – In 2009, eight programs were funded through the Public Service Consortium. In addition to these programs, public service funds were also used to:

- Contract with the Fair Housing Center of Northeast Wisconsin for their counseling services;
- Contract with the Oshkosh/Winnebago County Housing Authority for administrative services associated with the Homebuyer Assistance Program; and
- Contract with the Seniors Center for the Health and Fitness programs.

Identified Need: Non-Homeless Special Needs (Housing and Supportive Services) – In 2009, six elderly, 11 female head of household and three disabled households benefited from the owner-occupied rehabilitation program this year. Additionally, the public service programs assisted LMI, disabled, elderly and other qualified persons with fair housing help, housing assistance, in-home meals, emergency shelter and assistance, medical assistance, job skill training and literacy skills, as well as sexual abuse treatment. The City and its involvement in the Public Service Consortium has been extremely successful and far outpaces the goals identified in the 2005-2009 Consolidated Plan and annual action plans.

Two main indicators best describe our results: number of owner-occupied rehabilitated units and number of persons served with public service programs. Additionally, forward progress through property inspections and resulting home and property improvements indicate a steady positive affect the general removal of blighting influences and improved suitable living conditions, whether physical or societal, for LMI areas and persons.

Barriers identified that had a negative impact on fulfilling the strategies and overall vision of the City included unexpected staff turnover as well as the low number of rental unit owners interested in the rehabilitation of their properties.

- h. Identify whether major goals are on target and discuss reasons for those that are not on target.**

Goals have been realized for the majority of our program activities within the consolidated plan timeline though they may have been short or long in any particular program year. This includes the rehabilitation program for the city's owner-occupied units and the substantial activity in the public service realm. Progress made in implementing the Near East Neighborhood Plan has been steady as has the progress made with redevelopment plans and negotiations that will act as a guide to address and direct the purchase of blighted property.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

As in the last program year – we will continue to make adjustments to make activities more effective, including increases in funding for the public service portion of the CDBG budget, as this program has demonstrated its continued success and expansion in the past through not only block grant funds but also by continuing to leverage larger amounts of unrelated funds.

Other steps to increase the effectiveness of the Oshkosh CDBG program include stronger use of the neighborhood initiative programs including contracting or creating a neighborhood rehabilitation and advocacy agency to assist with LMI neighborhood organizing resulting in blight influence removal and the physical rehabilitation of owner and renter-occupied homes. Greater coordination and assertiveness on the City's part in relation to the rental rehabilitation program will hopefully increase activity in that program. Additionally, continued action associated with redevelopment plans in the South Shore Redevelopment Area and other Central City LMI areas provide specific locally supported guidance for removal of blight and provision of area for investment and improvement.

Lead-based Paint

1) Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Throughout the year, the City continues to implement applicable HUD lead paint regulations in owner and renter-occupied housing rehabilitation projects. The Department of Community Development will continue to cooperate with the City Health Department to provide CDBG rehabilitation assistance to income qualified owner-occupied households with children who have elevated blood lead levels. The Department of Community Development's Housing Rehabilitation Specialist is trained to use the City's XRF machine, which was purchased with administrative funds from a HUD demonstration lead paint reduction program. The Department will continue to maintain the XRF machine using CDBG funds; however the machine will become obsolete within two years and will need to be replaced.

City Health Department staff has also been trained to use the XRF machine and also have access to the equipment.

Staff from the City Health Department visit the homes of children where there have been reported cases of elevated blood lead levels. Staff will then provide information on how to clean, lead hazard reduction and childhood lead poisoning. The Department also has a commercial grade HEPA filter vacuum available to lend to households where there are reported cases of elevated blood lead levels.

Additionally, all contractors used to perform lead hazard reduction work must be trained and certified by the State in a lead hazard reduction discipline and associated with a certified lead

company. The City prefers to work with State Certified general contractors as part of their housing improvement programs, as most projects disturb lead based paint or control/abate lead paint hazards. However, the general contractor may sub contract the lead work to a certified lead sub contractor.

During the 2009 Program Year, \$48,424 was spent to reduce lead-based paint hazards in 12 of the 19 completed housing rehabilitation projects (63 percent). The lead-based paint funds were made available as grants for the benefit of low and moderate income owners and not included as part of the deferred rehabilitation loan.

PY 2009 LEAD ABATEMENT GRANTS				
Address	Lead Grant	Extremely Low Income	Very Low Income	Low (Moderate) Income
31 W. 11 th Ave	\$6,817			X
129 W. 16 th Ave	\$6,225	X		
1840 Sheridan	\$4,200			X
15 W. Tennessee	\$10,745		X	
604 Waugoo Ave	\$1,310			X
21 W. 15 th Ave	\$2,875			X
1744 Oregon	\$5,190			X
1109 Arthur	\$3,400			X
1853 Delaware	\$3,517			X
920 Mason	\$1,075			X
1927 Sheridan	\$770			X
15 E. Nevada	\$2,300			X
TOTAL	\$48,423	1	1	10

HOUSING

Please also refer to the Housing Needs Table in the Appendix.

Housing Needs

- 1) Describe actions taken during the last year to foster and maintain affordable housing.

CDBG funds are used to foster and maintain affordable housing primarily through the owner-occupied and rental rehabilitation programs. These programs directly foster and maintain affordable housing in the requirements associated with CDBG dollars. The use of funds to purchase foreclosed and HUD \$1 Homes is also an initiative desired to foster affordable housing by using resources to keep these homes livable and within an affordable price range. These programs will be further discussed in the affordable housing section of the CAPER.

Additionally, funds are used to support administration of the Homebuyer Assistance Program through the Oshkosh/ Winnebago County Housing Authority, in which all participants in the program are low and moderate (LMI) homebuyers. After completion of the program, participants are eligible for purchase assistance funds based on whether household income is extremely low, very low, or low (moderate) income. The prospective homes are inspected and are eligible for rehabilitation when needed. The purchase assistance, inspections, and

rehabilitation are all actions that eliminate financial hurdles for LMI persons becoming homeowners. Inspections and rehabilitation are measures taken to ensure new homeowners are making sound investments and not overburdening themselves with maintenance issues. Owner-occupied projects must meet applicable building and housing codes and the payment is not released until the contractor has completed all activities identified in the Scope of Work for the property.

When emergencies arise for LMI households, the City uses CDBG funds to provide emergency funding for these types of repairs (e.g., leaking roof or furnace outage in winter) to maintain a safe and suitable living environment.

Specific Housing Objectives

- 1) **Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**

The following are specific objectives the City aimed to achieve in the 2009 program year:

Objective 1. Rehabilitate 12-15 owner-occupied units for LMI households.

In the 2009 Program Year, 19 projects/units were completed using CDBG funds. The following table summarizes the accomplishments of this program:

PY 2009 OWNER-OCCUPIED HOUSING REHABILITATION PROGRAM						
Address	Completion Date	Purchase Assistance	Lead Grant	Project Cost	# in Household	LMI Census Tract or Block Group
31 W 11th	08/28/2009	\$0	\$6,817	\$39,314	1	Yes
129 W 16th	05/04/2009	\$0	\$6,225	\$27,682	1	No
1026 Winnebago	05/22/2009	\$0	\$0	\$11,847	1	No
1840 Sheridan	08/28/2009	\$4,000	\$4,200	\$13,306	2	No
15 W Tennessee	07/24/2009	\$3,000	\$10,745	\$22,692	8	No
604 Waugoo	11/05/2009	\$4,000	\$1,310	\$16,805	1	Yes
21 W 15th	11/11/2009	\$6,000	\$2,875	\$16,850	3	No
1744 Oregon	01/12/2010	\$0	\$5,190	\$39,598	2	No
1109 Arthur	01/29/2010	\$0	\$3,400	\$17,560	4	Yes
1853 Delaware	10/09/2009	\$0	\$3,517	\$16,067	2	No
416 W New York	07/17/2009	\$0	\$0	\$11,240	3	Yes
920 Mason	12/22/2009	\$0	\$1,075	\$21,175	4	No
1415 Ohio	08/28/2009	\$0	\$0	\$2,920	1	No
728 W 5th	01/29/2010	\$0	\$0	\$15,360	2	Yes
1927 Sheridan	01/26/2010	\$4,000	\$770	\$17,895	3	No
15 E Nevada	01/06/2010	\$6,000	\$2,300	\$15,480	2	Yes
3941 Western	03/19/2010	\$2,000	\$0	\$14,713	4	No
629 W 8th	01/15/2010	\$0	\$0	\$2,800	3	Yes
316 Guenther	03/12/2010	\$0	\$0	\$3,710	1	No
TOTAL		\$29,000	\$48,424	\$327,014	48	7

The following are exterior before and after pictures of three of the owner-occupied rehabilitation projects:

Before

1744 Oregon

After



Before

1026 Winnebago

After



Before

1853 Delaware

After



Objective 2. Rehabilitate/create 5-8 renter-occupied units for LMI households.

Providing affordable housing options is also done through the rental rehabilitation program. \$50,000 was budgeted in 2009 for this program; however, only one-four bedroom rental rehabilitation project was completed in the program year due to lack of interest in the program.

PY 2009 RENTAL REHABILITATION PROGRAM					
Address	Completion Date	Project Cost	Lead Grant	# LMI Units	LMI Census Tract or Block Group
646 Grand	06/03/2009	\$34,997	\$0	1	Yes

Objective 3. Provide funding for the administration of the Homebuyer’s Assistance Program by the Housing Authority.

As proposed, \$17,000 was allocated to the Oshkosh/Winnebago Housing Authority for the administration of the Homebuyer’s Assistance Program.

CDBG funds were provided for first time homebuyer’s assistance to LMI homebuyers who completed the Homebuyer Assistance Program. 10 homebuyers received grants, as summarized below:

PY 2009 HOMEBUYER ASSISTANCE PROGRAM							
Address	Purchase Assist	Female HOH	Race	# in Household	Extremely Low Income	Very Low Income	Low (Moderate) Income
1840 Sheridan	\$4,000	X	White	2			X
1927 Sheridan	\$4,000	X	White	3			X
1506 Jackson	\$3,000	X	White	1			X
626 W 18th	\$3,000		White	4		X	
15 W Tennessee	\$3,000		Asian	8	X		
15 E Nevada	\$6,000	X	White	2			X
604 Waugoo	\$4,000	X	White	1			X
21 W 15th	\$6,000	X	White	3			X
3941 Western	\$2,000		Asian	4			X
1727 Evans	\$6,000		Asian	4			X
TOTAL	\$41,000	6		32	1	1	8

Objective 4. Assist a nonprofit organization in the establishment of neighborhood associations, housing rehabilitation projects, general review of the housing and neighborhood improvement programs and broader neighborhood improvement activities.

The City had a major setback in trying to establish an Oshkosh satellite office of NeighborWorks Green Bay, a nonprofit corporation that strengthens neighborhoods and improves lives by revitalizing housing, enhancing neighborhood character, and promoting and preserving homeownership. Their Board felt they would be unable to effectively handle both communities.

The City, along with the Oshkosh Area Community Foundation, had budgeted funds and actively sought and recruited other NeighborWorks affiliated nonprofits to consider expansion into the Oshkosh area as well as investigating the ability to establish, or help establish, a new

nonprofit housing and neighborhood revitalization organization for the community. The City will continue to pursue this concept in the coming program year.

2) Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

The rental and owner-occupied rehabilitation units are to be occupied by LMI tenants but do not meet, nor were they required to meet, the definition of affordable housing, as provided in Section 215.

3) Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

In 2009, worst-case housing needs were addressed through a combination of public service activities and through the rental rehabilitation program. The rental rehabilitation program stimulated the rehabilitation and subsequent habitability of a four-bedroom rental unit. This living unit is ideal as a rent controlled unit for a large LMI family. The provision of additional large rental units with income limitations for tenants remains a priority. The funding of organizations that include the Red Cross Emergency Assistance Program and the Christine Ann shelter also address worse case needs as a support network for those in unfit housing or finding themselves displaced.

Accessibility is considered in all physical projects undertaken or assisted by the City using CDBG dollars. In the owner and rental rehabilitation programs, handicapped accessibility is listed and announced as an eligible activity that is encourage. Owner and renter-occupied sites that are selected are evaluated as to the need or requirements for improvements that enhance or increase accessibility. Though no public improvement projects were conducted in the 2009 program year, physical improvements associated with Central City and neighborhood initiative works will always include either the reconstruction or the installation of accessible features. Non-physical efforts to improve the living conditions of the handicapped include finance of the Winnebago County Nutrition Program, which delivers meals to those who are homebound and the UWO Living Healthy Community Clinic, which services many disabled persons in need of help with daily and often unmet health services.

Public Housing Strategy

1) Describe actions taken during the last year to improve public housing and resident initiatives.

The mission of Oshkosh / Winnebago County Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Their mission is to promote and ensure safe, decent, and affordable housing for their participants, as well as provide owners and developers with an opportunity to rehabilitate and develop affordable housing.

Formed in 1970, the Housing Authority now maintains over 650 Public Housing units including family, single, disabled, and elderly units, administers over 400 Housing Choice Vouchers, manages the properties of six group homes, coordinates a family self-sufficiency program, and facilitates a home ownership program.

The Housing Authority recognizes their participants as their primary focus, works in partnership with community and government organizations to promote affordable housing options, acts as an agent of change when performance is unacceptable, continues to strive for public trust and confidence through good communication and being responsive to the needs of their participants and community, and identifies and works to eliminate barriers that prevent it from achieving their goals as a housing authority.

Local Objectives:

The Admissions and Continued Occupancy Plan for the Public Housing Program is designed to achieve the following objectives:

- Provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level;
- Operate a socially and financially sound public housing agency that provides drug-free, decent, safe, and sanitary housing with a suitable living environment for tenants and their families;
- Avoid concentrations of economically and socially deprived families in any one of their public housing developments;
- Lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees;
- Attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that is representative of the range of low-income families in our jurisdiction;
- Promote upward mobility opportunities for families who desire to achieve self-sufficiency;
- Facilitate the judicious management of the PHA inventory and efficient management of PHA staff; and
- Ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap, or familial status, sexual preference, or age.

The Housing Authority strategy to meet affordable housing needs in the city is to tirelessly pursue its mission and objectives. The Authority embraces a vibrant private sector and supports developments that create a range of new residential opportunities across all market segments. Where the private market doesn't provide adequate options for low-income households, the Authority will pursue programs and resources to supplement the market.

The Oshkosh Housing Authority continues to enhance the buildings and services that improve the physical and social environment at the public housing sites. Specific actions taken in 2009 were as follows:

Court Tower Apartments -

- New hardware and software installed to improve access at the main entrance;
- New hardware installed on the wireless link to improve stability and performance of the network;

- Applied for \$4,000,000 in Capital Fund Recovery Grant funds to make energy efficiency and green improvements (not funded);
- Earned an award of 2009 tax credits in excess of \$20,000,000 to expand, relocate and modernize the facility and apartments (could not find a investor to buy the credits); and
- Submitted a 2010 tax credit application to replace 108 Court Tower units with new construction of 36 unit buildings on three sites.

Mainview Apartments -

- New hardware installed on the wireless link to improve stability and performance of the network;
- Applied for \$4,000,000 in Capital Fund Recovery Grant funds to make energy efficiency and green improvements (not funded);
- Awarded contracts to add modern tempered air to apartments and common areas including a heat recovery system;
- Installed high efficiency heat exchanger and storage to eliminate failure prone commercial hot water heaters; and
- Fine-tuned plans for eliminating efficiency apartments and renovating kitchens and baths in all apartments beginning in the summer of 2010.

Scattered Family Sites -

- Completed beautification project with replacement of foundation skirting and new front entry handrails and railings.

Resident initiatives implemented or sustained during the past program year were:

- Maintained resident activity opportunities with seasonal and holiday events scheduled throughout the year;
- Agency continues to have resident/program participant representation on the Board of Commissioners; and
- Volunteer staffed Event Parking supported to generate revenue for resident recreation funds.

Barriers to Affordable Housing

1) Describe actions taken during the last year to eliminate barriers to affordable housing.

The following were specific objectives the City aimed to achieve in the 2009 program year:

Objective 1. City administers rental housing rehabilitation projects and owner-occupied housing rehabilitation projects.

The City continues to offer translation services for those applying or participating in the City's housing rehabilitation program. While no translation services were requested during the program year, these services continue to be offered in order to address any potential language barriers for LMI program participants. Translation services are provided by participant family members to increase the comfort level of applicants.

Additionally, the City requires owner-occupants applying for CDBG housing rehabilitation programs who have a large volume of debt to participate in free budget counseling as a condition of housing rehabilitation loan approval. This policy is based on the position that the rehabilitation loan is a partnership effort with the City and bringing the house into livable condition while attempting to ensure that the owner is in a financial position to keep up the home may reduce the possibility of the house falling into future disrepair.

Also see information under the Specific Housing Objectives section.

Objective 2. Homeownership assistance by Oshkosh/Winnebago County Housing Authority through the provision of funds for administration, lead paint compliance, and purchase assistance.

CDBG funds were used to support administration of the Homebuyer Assistance Program through the Oshkosh/Winnebago County Housing Authority. This program has been in place for over 10 years and has successfully moved several households from the Section 8 Voucher and Public Housing programs into homeownership. All participants in the program are LMI homebuyers. After completion of the program, participants are eligible for purchase assistance funds based on whether household income is extremely low, very low, or (low) moderate income. The prospective homes are inspected and are eligible for rehabilitation dollars, when needed. The purchase assistance, inspections, and rehabilitation are all actions that eliminate financial hurdles for an LMI homeowner getting into a home. The inspections and rehabilitation are measures taken to ensure the owners are making a sound investment.

Objective 3. City implementation of Neighborhood Improvement initiatives as outlined in the Comprehensive Plan, which are designed to improve the overall condition of older neighborhoods in LMI Census tracts and include some educational opportunities for residents of the area.

The City's 2005-2025 Comprehensive Plan calls for the following actions to ensure affordable housing availability:

- Work with public and private housing providers to plan for the development of additional housing units affordable to low and moderate income owners and renters as needed and to secure additional subsidies for rental of existing privately owned units.
- Promote opportunities and programs to provide owner and rental options for low and moderate income residents.

The City's 2005-2025 Comprehensive Plan also calls for the following action to maintain and rehabilitate the City's existing housing stock and the surrounding areas containing this housing:

- Continue housing rehabilitation programming which provides assistance to low and moderate-income persons in upgrading their housing and in purchasing and improving properties in older neighborhoods.
- Encourage Downtown/Central City residential development through rehabilitation or new construction.
- Implement "Neighborhood Improvement Strategies" in specific geographic areas for neighborhood and housing issues.
- Develop program and encourage owners to convert non-competitive rental property back to owner-occupied structures.

- Create a rehabilitation code for pre-existing conditions on historic properties.

Objective 4. Funds granted to Fair Housing Center of NE Wisconsin for tenant counseling.

As part of the contract with the Fair Housing Center of Northeast Wisconsin, funds support staff providing technical assistance, counseling and education related to housing issues, as recommended in the current Analysis of Impediment to Fair Housing Choice document.

HOME/ American Dream Down Payment Initiative (ADDI)

The section is not applicable to the City of Oshkosh.

HOMELESS

Please also refer to the Homeless Needs Table in the Appendix.

Homeless Needs

- 1) **Identify actions taken to address needs of homeless persons.**
- 2) **Identify actions to help homeless persons make the transition to permanent housing and independent living.**

The City of Oshkosh does not receive any private or public funds to address homeless needs or to help homeless persons make the transition to permanent housing and independent living. Since there are already a number of public and private organizations providing these homeless services in the community, the City does not provide direct homeless assistance or identify specific planned actions to end and/or prevent chronic homelessness. However, funds within City CDBG Public Service expenditures were allocated to Christine Ann Domestic Abuse Services and the Homebuyer Assistance Program, which directly address homelessness and its prevention. In addition, members of the WinnebagoLand Housing Coalition provide services such as rental assistance, emergency shelter support services, transitional housing support, transportation, day services and subsidized housing.

The information contained in the Continuum of Care Homeless Population and Subpopulations Chart is based on a point in time survey conducted by ADVOCAP, a local non-profit Community Action Agency administering a HUD funded homeless program.

In addition to the information contained in the Continuum of Care Homeless Population and Subpopulations Chart, ADVOCAP provided the following information regarding the homeless population they served during the period from July 2008 through June 2009.

HOMELESS PERSONS SERVED 2008-2009 PROGRAM YEAR				
Persons Served	Singles (not in families)	Adults (in families)	Children	Number of Families
First day of operating year	9	12	24	11
Entered during program year	20	13	20	11
Left during program year	18	16	28	13

In program last day of program year	11	9	16	9
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Source: ADVOCAP

The information in the tables below is also from ADVOCAP and shows the following:

- Number of homeless adults entering the program by race
- Number of homeless adults with special needs entering the program
- Prior living situation
- Destination of adults exiting the program
- Reason for exiting the program

NUMBER OF HOMELESS ADULTS ENTERING THE PROGRAM BY RACE		
American Indian or Alaskan Native		2
Asian		0
Black or African American		9
Native Hawaiian or Other Pacific Islander		0
Hispanic/Latino		3
White		20
Other Multi-Racial		1
Other/Unknown		1
NUMBER OF HOMELESS ADULTS WITH SPECIAL NEEDS ENTERING THE PROGRAM		
Mental Illness		11
Alcohol Abuse		1
Drug Abuse		2
Physical Disability		9
Domestic Violence		8
Other		3
PRIOR LIVING SITUATION		
Emergency Shelter (primarily Christine Ann Shelter for victims of domestic abuse)		30
Non-Housing (Park, Car, Bus Station, Etc.)		1
Other		1
DESTINATION OF ADULTS EXITING PROGRAM		
Permanent Housing	Rental house or apartment (unsubsidized)	20
	Other subsidized house or apartment	1
Transitional	Transitional housing for homeless persons	3
Other	Moved in with family or friends	1
	Unknown	9
REASON FOR EXITING THE PROGRAM		
Left for a housing opportunity before completing the program		3
Non-compliance with program requirements		10
Death		1
Other		1

Source: ADVOCAP

Homeless service providers include ADVOCAP, Christine Ann Domestic Abuse Services, American Red Cross of East Central Wisconsin, Legal Action of Wisconsin, The Salvation Army, and Father Carr's Place2B.

ADVOCAP serves as lead agency for local efforts to prevent and deal with homelessness through its Homeless Programs Department and is taking the leadership role in actively pursuing, obtaining and administering federal funding to address local homeless needs. The agency has a HUD Supportive Housing Program (Supportive Services Only) award to provide intensive case management and wraparound services to work with homeless persons and families access permanent housing, obtain employment or increased income and achieve greater self-sufficiency through their overcoming barriers. The project serves 25 households in the Oshkosh area at a point-in-time; most residing at local emergency shelters. The agency also serves as lead agency and fiscal agent for state-funded homeless prevention programs (HUD ESG and State of Wisconsin Homeless Prevention Program). The state program provides short-term and long-term rent assistance, security deposit assistance, utility assistance, and operational support for the Christine Ann Domestic Abuse Shelter in Oshkosh. In addition, ADVOCAP has three units of transitional housing (16th Street Home).

ADVOCAP also coordinates a twice a year point-in-time survey of homelessness in the area, which local agencies participate in.

Christine Ann Domestic Abuse Services Inc. (CADASI) operates a 35-bed shelter and counseling services for female victims of domestic violence and their children and provides case management and supportive services for an eight-unit transitional housing complex (Christine Ann Siena Apartments) for victim households. In 2009, CADASI provided counseling for 419 persons and shelter for 119 persons (59 adults and 60 children).

American Red Cross operates a homeless prevention program known as the “Bridges Emergency Assistance Program”, which provides rent and utility help assistance to LMI persons who had temporary emergency needs related to rental payments, utilities, food and basic transportation. In 2009, 1,017 households (2,448 individuals) were assisted by this program.

Legal Action of Wisconsin, through its Oshkosh office, provides legal services to those at risk of homelessness or who have issues related to overcoming their homelessness through state and federal funding. In 2009, Legal Action closed a total 354 cases. Their services include, but are not limited to, housing issues such as eviction defense, abusive landlord practices, administrative hearings relating to public and subsidized housing, housing conditions and habitability, access to affordable housing and foreclosure.

Salvation Army provides emergency motel vouchers during periods when the shelters are full. They also provide rent and utility help for those unable to access American Red Cross services. In 2009, the Salvation Army assisted over 6,900 clients through its various programs in the community.

Father Carr's Place 2B operates a 40-bed men's shelter (Bethlehem Inn) and a 40-bed shelter for women and children (Holy Family Villa). In 2009, Father Carr's provided 250 men and 290 women and children (540 person's total) with shelter.

3) Identify new Federal resources obtained from Homeless SuperNOFA.

No new federal resources were obtained from the Homeless SuperNOFA.

Specific Homeless Prevention Elements

1) Identify actions taken to prevent homelessness.

The City of Oshkosh does not receive any private or public funds to prevent homelessness. Since there are already a number of public and private organizations providing homeless services in the community, the City does not provide direct homeless assistance or identify specific planned actions to end and/or prevent chronic homelessness.

The Winnebagoland Housing Coalition serves as the Continuum of Care (CoC) in this area (Southern Winnebago County, primarily the Oshkosh area) dealing with homeless issues and staff from the Department of Community Development are active participants. The group meets monthly to discuss housing issues and needs, including homelessness in the area, coordinate delivery of services, and provide in-service training on housing topics. The meetings provide a forum for discussing homelessness in the area, service gaps, ways to prevent homelessness and strategies to help those in need find stable, permanent housing. The group includes representatives from homeless service providers, local government, the local housing authority, the State Assembly, United Way, faith-based groups, others concerned with housing issues. Coalition members are involved in providing emergency shelter, transitional housing, supportive services, mainstream resources, information and referral services, and affordable housing opportunities.

The process used by the CoC to identify and prioritize homeless needs included a multi-format process. These needs included those services being provided which were identified as essential to meet the needs of future homeless individuals and families. The planning process included reviewing results from the previous year's CoC needs assessment and prioritization process, a point-in-time survey of homelessness, a review of homeless client input and case notes by homeless service providers, and prioritization by the Winnebagoland Housing Coalition. From this data and input by CoC members, consensus was reached on the following priorities in rank order:

1. Service gap in short term assistance
2. Case management with supportive services
3. Accessible emergency shelter along with motel vouchers
4. Medical and health related services
5. Transportation help
6. Transitional housing
7. Housing and supportive services for chronic homeless
8. Essential personal needs such as food, clothing and personal care items
9. Subsidized permanent housing
10. Foreclosure help
11. Daycare support
12. Fair housing assistance

The priority of the coalition in 2009 was to increase communication and build positive relationships with Father Carr's Place 2B emergency shelter in Oshkosh. This was accomplished and resulted in dramatic changes in serving the homeless. The emergency shelter had traditionally operated apart from the Winnebagoland Housing Coalition, opting to be its own "continuum of care." The shelter has two facilities with 75 beds (one for men and the other for women and children) along with a food pantry and free medical clinic adjacent to the shelter.

There has been increased communication, referrals for service and joint activities involving homeless service providers such as ADVOCAP, Christine Ann Domestic Abuse Services, Salvation Army, Father Carr's Place 2B emergency shelter and others. The number of persons staying at the shelters has significantly increased since the new collaboration effort.

Both the WinnebagoLand Housing Coalition and the Homeless Service Providers Network discuss homeless prevention activities and strategies. Data regarding those using homeless services, excluding Christine Ann Domestic Abuse Services clients because they serve domestic violence clients, is entered into the State Homeless Management Information System (HMIS) known as Wisconsin ServicePoint.

See Appendix for the Continuum of Care (CoC) Housing Inventory Chart and Homeless Service Activities, which are part of the CoC application submitted to the Department of Housing and Urban Development (HUD).

Emergency Shelter Grants (ESG)

The City of Oshkosh does not receive or utilize any emergency shelter grants within its jurisdiction. However, in 2009, ADVOCAP received \$133,999 in state funds for the Oshkosh area through HUD ESG/state transitional housing/homeless prevention program as lead agency in the consolidated application involving Christine Ann Domestic Abuse Services, American Red Cross, Salvation Army, and Legal Action of Wisconsin.

COMMUNITY DEVELOPMENT

Please also refer to the Community Development Table in the Appendix.

Community Development

- 1) Assessment of Relationship of CDBG Funds to Goals and Objectives**
 - a) Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**
 - b) Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**
 - c) Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

During the program year, a total of \$1,068,495 in CDBG funds were expended on activities identified in the 2009 Action Plan. During the 2009 Program Year, a total of \$789,207 was expended on activities qualifying as benefiting LMI persons/households. HUD requires a minimum of 70-percent of CDBG expenditures benefit low and moderate income (LMI) persons or households. The 2009 Program Year is the last of the three-year reporting cycle that covers the 2007, 2008 and 2009 program years. The expenditures for 2009 on their own are over 90-percent beneficial to LMI persons/Households and the three-year aggregate is over 85-percent LMI benefit. Additional details are found throughout this document as well as in the appendix.

The one renter-occupied project completed provided one affordable unit with four bedrooms. While the owner rehabilitation program did not create/provide affordable housing, it did maintain housing choice for LMI households. Seven of the 10 participants of the Homebuyer Assistance Program also received rehabilitation funds and this also helps to meet the goal for providing

affordable housing. The number and types of households served are shown in the following table:

PY 2009 PERSONS SERVED BY HOUSING REHABILITATION PROGRAMS		
Number of Units by Type of Households	Number of Units	Purchase Assistance
Renter		
Extremely Low Income	0	
Low Income	1	
Moderate Income	0	
Total	1	
Owner		
Extremely Low Income	2	0
Low Income	2	1
Moderate Income	16	6
Total	22	7

CDBG funds benefited LMI persons not only through affordable housing projects but through its public service programming, as well. LMI participants were benefited through the following programs:

PY 2009 LMI PERSONS SERVED BY PUBLIC SERVICES		
Public Service Agency	Program	# of LMI Persons/Households Benefiting
ADVOCAP	Winnebago County Nutrition Program	1578
American Red Cross	Emergency Assistance	1,017 Households (2,448 individuals)
Christine Ann Domestic Abuse Services	Shelter & Advocacy Services	Counseling: 419 Shelter: 119 (59 adults, 60 children)
Oshkosh Community Food Pantry	Community Food Pantry	20,501 Households (49,515 individuals)
UW-Oshkosh Living Healthy Community Clinic	Living Healthy Community Clinic	748
Winnebago County Literacy Council	One-to-One Adult Tutoring	129
ADVOCAP Project "POWER"	Women of abuse to become self sufficient	44
Reach Counseling Services	Sexual Abuse Treatment Program	81
Fair Housing Center of Northeast WI	Discrimination in Housing Services	58
Oshkosh Seniors Center	Seniors Health Program	289
Oshkosh Seniors Center	Seniors Fitness Program	611
Oshkosh Housing Authority	Homebuyer Assistance Program	10 Households

2) Changes in Program Objectives

- a) Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

No changes in program objectives occurred during the program year.

3) Assessment of Efforts in Carrying Out Planned Actions

- a) Indicate how grantee pursued all resources indicated in the Consolidated Plan.**

Funding resources identified in the 2004-2009 Consolidated Plan were primarily CDBG funds and these funds were used to implement the activities identified in the Plan. The City does not currently receive ESG, HOPWA, HOME or other funds.

- b) Indicate how grantee provided certifications of consistency in a fair and impartial manner.**

The City signed three Certificates of Consistency during the 2009 program year. They were from the Oshkosh/Winnebago Housing Authority for approval of their five-year plan, ADVOCAP for homeless support services and ADVOCAP (as lead agency of a consortium) for application of grant funds from the Department of Commerce. No other requests for consistency were made. The City reviewed information submitted with the requests in conjunction with the Consolidated Plan. The requests were clear and no issues were identified. Because no issues were identified in the requests and the requests did not conflict with one another, the City was able to approve the requests in a fair and impartial manner.

- c) Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**

The City did not hinder implementation of the 2004-2009 Consolidated Plan by action or willful inaction.

Instead, the City completed the following:

- Adoption of the 2009 Annual Plan that was part of a public hearing/meeting process;
- Monitoring the progress of 2009 sub grantees in accordance with their individual grant proposals; and
- Monitoring the implementation of 2009 projects where City staff is the responsible party (i.e. Housing Rehabilitation, Central City Redevelopment, etc.).

4) For Funds Not Used for National Objectives

- a) Indicate how use of CDBG funds did not meet national objectives.**

The only funds not used for National Objectives were for administrative costs, which are permitted expenditures of CDBG funds.

- b) Indicate how use of CDBG funds did not comply with overall benefit certification.**

All CDBG funds used, with the exception of funds used for administrative costs, complied with

overall benefit certification.

- 5) **Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
- a) **Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**
 - b) **Describe steps taken to identify households, businesses, farms or nonprofit organizations that occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**
 - c) **Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

The City considers property occupancy in the design and implementation of programs and projects to minimize, if not prevent, displacement. During the 2009 program year, no households, businesses, farms or non-profits were displaced or relocated.

- 6) **Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
- a) **Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**
 - b) **List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**
 - c) **If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

During the program year, the City did not undertake any economic development activities where jobs were made available.

- 7) **Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.**
- a) **Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of who are low- and moderate-income.**

The Public Service Consortium funded eight programs with City CDBG funds that benefited LMI persons/households. Following is a summary of each program highlighting the number of LMI persons served and accomplishments achieved with the program:

American Red Cross – “Bridges Emergency Assistance Program” provided assistance to LMI persons who had temporary emergency needs related to rental payments, utilities, food and basic transportation to 1,017 households (2,448 individuals).

ADVOCAP – “Winnebago County Nutrition Program” provided 63,741 meals for 1,578 elderly persons (1,356 known LMI Persons) at congregate meals sites or through the delivery of the meals to the person’s residence when the individual is homebound.

ADVOCAP – “Project POWER” benefitted 44 women who were victims of domestic abuse in becoming self-sufficient thereby helping to break the cycle of violence in their and their families lives.

Christine Ann Domestic Abuse Services – “Emergency Shelter Program” and “Child/Teen Support Program” provided emergency housing and counseling for LMI persons experiencing domestic abuse. Emergency shelter was provided to 59 adults and 60 children. Counseling was provided for 419 individuals.

Oshkosh Community Food Pantry – The operation of a food pantry that served 20,501 households (49,515 individuals) by purchasing, making available and providing foodstuffs in an accessible environment.

University of Wisconsin – “Healthy Living Community Clinic” provided cost-effective medical care and prescriptions to 748 individuals. This includes non-emergency treatment of illnesses or injuries management of chronic conditions and lab tests.

Winnebago County Literacy Council – “One to One Adult Literacy Tutoring Program” benefitted 129 LMI clients increase their literacy skills.

Reach Counseling Services – “Sexual Abuse Treatment Program” provided 81 individuals affected by sexual violence and molestation family-based psychotherapy.

Oshkosh Seniors Center – “Health and Fitness Program” benefitted 900 individuals by providing planning, evaluation and conducting fitness programs in the Fox Fitness Center as well as providing physical assistance with grooming and personal care duties such as nail trimming for those who do not have the capability to perform those functions themselves.

Activities not falling into the categories of the presumed limited clientele low and moderate income benefit, such as Central City redevelopment activities associated with slum and blight removal, are determined to be of greater than 50 percent benefit to LMI individuals based on census tract and block group information. This establishes a low and moderate income area where more than half of the residents are LMI. It is then assumed that the benefits of the activities are a benefit to all of the residents of said area. Housing rehabilitation and public service activities that do not have presumed limited clientele are documented for benefit as to income levels, family sizes, race/ethnicity and nature of activity within application submittal requirements and quarterly/annual reporting.

8) Program income received

- a) Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.**

The City did not participate in any revolving loan program. Program income received is spent on the next eligible expenditure.

- b) Detail the amount repaid on each float-funded activity.**

The City did not participate in any float-funded activities.

c) Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

During the Program Year, approximately \$149,309 was received in program income from loan repayments. All program income was received from rehabilitation loan repayments on nine properties, resulting in all nine payments being mortgage satisfactions. See table below.

PY 2009 PROGRAM INCOME	
Address	Satisfaction Amount
605 East Parkway	\$24,180
1321 Punhoqua	\$32,313
512 Merritt	\$21,142
1026 Winnebago	\$11,905
923 Eastman	\$17,812
1523 Fairlawn	\$7,267
1515 Jefferson	\$4,794
867 Frederick	\$19,153
1907 West Linwood	\$10,743
Total	\$149,309

No other program income was received.

d) Detail the amount of income received from the sale of property by parcel.

In 2009, only one parcel (303 Oxford Street) was sold for \$108,183.34 to the Oshkosh School District. The amount ultimately was the cost of construction for the new home built by the School District.

9) Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

No reimbursements were made for disallowed expenditures from prior program years.

10) Loans and other receivables

a) List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

The City did not participate in any float-funded activities.

b) List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

At the end of the program year, the total number of loans outstanding and the principal balance is as follows:

PY 2009 OUTSTANDING LOAN BALANCES		
Single-unit deferred housing rehabilitation loans		
	Loans Outstanding	205
	Principal Balance	\$3,308,306
Multiple-unit deferred housing rehabilitation loans		
	Outstanding Loans with future payment	4
	Outstanding Loans with no future payment (if all conditions are met)	4
	Total Outstanding Loans	8
	Principal Balance of all Outstanding Loans	\$520,509

- c) **List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.**

For single-unit housing loans, all are deferred loans with no balance due (or owed) as of the end of the program year.

For the multiple-unit housing loans, all are deferred loans no balance due (or owed) as of the end of this program year.

There are, however, outstanding loans with payments due in future program years as the following table demonstrates:

OUTSTANDING LOANS WITH FUTURE PAYMENTS BACK INTO THE CDBG PROGRAM				
Address	First Payment	Due Date	Final Payment	Due Date
501 N. Main St.	\$90,000	January 9, 2014	\$90,000	January 9, 2019
716 Oregon St.			\$58,000	October 29, 2011
913 Oregon St.			\$60,000	March 3, 2011
TOTAL			\$208,000	
OUTSTANDING LOANS THAT HAVE NO FUTURE REPAYMENT (BUT FOR CONDITIONS)				
448 N. Main St.			(\$99,992)	
913 Oregon St.			(\$60,000)	
415-417-419 N. Main St			(\$22,524)	
421 N. Main St.			(\$59,996)	
646 Grand St.			(\$34,997)	

- d) **Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**

There were no loans made with CDBG funds that went into default or were forgiven or written off during the reporting period.

- e) **Provide a List of the parcels of property owned by the grantee or its sub recipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

PROPERTIES OWNED BY CITY THAT HAVE BEEN ACQUIRED OR IMPROVED USING CDBG FUNDS AND AVAILABLE FOR SALE		
ADDRESS	PREVIOUS/CURRENT USE	PROPOSED USE
15 W 7 th	Single-family residential	Land bank for non-residential
14 W 8th	Single-family residential	Land bank for non-residential
30 W 8 th	Commercial	Land bank for non-residential
126 W 9th	Single-family residential	Single-family residential
510 Campus Pl	Single-family residential	Single-family residential
211 Dawes St	Single-family residential	Single-family residential
661 Jefferson	Commercial/industrial	Land bank for multi-family
665 Jefferson	Two-family residential	Land bank for multi-family
673 Jefferson	Single-family residential	Land bank for multi-family
679 Jefferson	Two-family residential	Land bank for multi-family
683 Jefferson	Two-family residential	Land bank for multi-family

Of the lots purchased with CDBG funds, several are part of assembly of a larger parcel for future redevelopment

11) Lump sum agreements

The City did not enter into any lump sum agreements.

12) Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a) Identify the type of program and number of projects/units completed for each program.
- b) Provide the total CDBG funds involved in the program.
- c) Detail other public and private funds involved in the project.

In the 2009 Program Year, 19 projects/units within the owner-occupied rehabilitation program were completed using CDBG funds. A total of \$404,437 in CDBG funds were expended (\$48,424 for lead abatement, \$327,014 for physical rehabilitation, \$29,000 for homebuyer’s assistance) even though some of the funding may have been from the prior program years when a few of the projects had been started but not completed. No other public or private funds were involved in these 19 projects.

The 2009 renter-occupied rehabilitation program completed the rehabilitation of one four-bedroom housing unit. A total of \$34,997 in CDBG funds and \$38,075 in private funds (owner out-of-pocket funds) were expended for this project.

13) Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

The City of Oshkosh does not have any designated Neighborhood Revitalization Strategy Areas (NRSA).

Antipoverty Strategy

1) Describe actions taken during the last year to reduce the number of persons living below the poverty level.

As identified in the 2009 Action Plan, the City does not use its CDBG funds to provide direct services to reduce the number of families with income below the poverty line. In considering the factors affecting poverty that may be impacted by the existing housing programs of the City, it appears that coordination of production and preservation of affordable housing as well as the Public Service programs and services targeted to special needs populations benefit and help to reduce the numbers of families below the poverty level. While these activities may not increase the income of these persons, the activities aid in reducing their cost burden.

The City will be reducing the housing cost burden on these households to some extent in completing rehabilitation projects on properties owned by households below the poverty level limits. The reduction in housing cost burden will result from actions that reduce energy costs and reduce the cost of repairs needed to keep the home in habitable condition. The City recognizes that while this in itself will not increase the level of income of these households, it will make more domestic funds available to cover other expenses.

Additionally, the City requires owner-occupants applying for CDBG housing rehabilitation programs who have a large volume of debt to participate in free budget counseling as a condition of housing rehabilitation loan approval. This policy is based on the position that the rehabilitation loan is a partnership effort with the City and bringing the house into livable condition while attempting to ensure that the owner is in a financial position to keep up the home may reduce the possibility of the house falling into future disrepair.

NON-HOMELESS SPECIAL NEEDS

Please also refer to the Non-Homeless Special Needs Table in the Appendix.

Non-Homeless Special Needs

1) Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

The “Non-Homeless Special Needs” table summarizes beneficiaries of various actions taken over the year. Those in the “Housing Need” category were beneficiaries of those receiving housing rehabilitation funds and those in the “Supportive Services” were beneficiaries through the Public Service Consortium.

Through the Public Services Consortium, many individuals’ special needs were addressed. Specifically, ADVOCAP’s Elderly Nutrition Program served 1,578 elderly persons in the meal program, 2,448 individuals received emergency assistance from the American Red Cross, and the Christine Ann Domestic Abuse Services provided shelter facilities for 119 and counseling for over 400 victims of domestic abuse (adults and children).

Specific HOPWA Objectives

The City of Oshkosh is not an Entitlement community for HOPWA.

OTHER NARRATIVE

APPENDIX A
PUBLIC REVIEW NOTICE

PUBLIC NOTICE
CITY OF OSHKOSH CDBG CAPER AVAILABLE

The City of Oshkosh has completed its Consolidated Annual Performance and Evaluation Report (CAPER) for the 2009 Community Development Block Grant (CDBG) Program Year. The report includes: an assessment of expenditures in relation to community objectives; progress on HUD financed activities; and an analysis of persons benefiting from activities. A copy of the report can be viewed at the Department of Community Development (Room 204, City Hall, 215 Church Avenue, Oshkosh, WI 54901), the Oshkosh Public Library (106 Washington Avenue, Oshkosh, WI) or on-line at

www.ci.oshkosh.wi.us/Community_Development/Planning_Services

Questions should be directed to the Planning Services Division at 920-236-5059. Citizen comments received by July 29, 2010 will be forwarded to HUD.

This item will also be addressed at the July 20, 2010 Plan Commission Meeting.

Published: July 15, 2010

APPENDIX B
HOUSING NEEDS TABLE

APPENDIX C
HOUSING MARKET ANALYSIS

APPENDIX D

**CONTINUUM OF CARE HOMELESS POPULATION &
SUBPOPULATIONS CHART**

APPENDIX E

HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES TABLE

APPENDIX F
NON-HOMELESS SPECIAL NEEDS TABLE

APPENDIX G

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS TABLE

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	8		X	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	8		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	12		X	<input type="checkbox"/>		
Homebuyer Assistance	5		X	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	17		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	8		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	12		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	20		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

APPENDIX H
PROJECT TABLES