

CITY OF OSHKOSH

2018 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Plan is designed to help local jurisdictions assess their affordable housing and community development needs. The consolidated planning process services as the framework for a community-wide dialogue to identify housing and community development priorities. In the Consolidated Annual Performance and Evaluation Report (CAPER), grantees report on accomplishments and progress toward Consolidated Plan goals in the prior year.

This is the fourth reporting year of the 2015-2019 Consolidated Plan. During the 2018 Program year the City of Oshkosh invested over \$1 million of its Federal housing and community development block grant funds and program income in the community's future. Completed projects and activities met the objectives of the 2015-2019 Consolidated Plan and 2018 Annual Action Plan through creation of suitable living environments; providing safe, decent, affordable housing; and creating economic development opportunities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration/Planning	General Program Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Administration/Planning	General Program Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Central City Redevelopment & Community Facilities	Non-Housing Community Development Slum and blight	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	1188	297.00%			
Central City Redevelopment & Community Facilities	Non-Housing Community Development Slum and blight	CDBG: \$	Buildings Demolished	Buildings	5	7	140.00%	1	2	200.00%
Central City Redevelopment & Community Facilities	Non-Housing Community Development Slum and blight	CDBG: \$	Other	Other	0	0		1	0	0.00%

Create strong & healthy neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	24895	248.95%			
Create strong & healthy neighborhoods	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Create strong & healthy neighborhoods	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0				
Provide safe, decent, affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	11	110.00%			
Provide safe, decent, affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	85	43	50.59%	18	14	77.78%
Provide safe, decent, affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	5	50.00%	2	1	50.00%
Provide safe, decent, affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0		1	0	0.00%

Public services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	96170	96.17%	20000	31803	159.02%
Public services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0					
Public services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	7000	976	13.94%	500	340	68.00%
Public services	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	2				
Public services	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	1095				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2018 Program Year, the City of Oshkosh's use of CDBG funds was consistent with the goals, priorities and objectives described in both its 2015-2019 Consolidated Plan and its 2018 Annual Action Plan. The City's priorities in 2018 were affordable housing through its housing rehabilitation and downpayment assistance program (\$489,733 spent during the program year), as well as assisting the Oshkosh Housing Authority in the creation of 56 affordable rental units in a former manufacturing building (\$150,000); assisted Advocap in the rehabilitation of an

affordable single family 2 bedroom rental unit (\$20,000); acquired six slum and blight properties (\$283,160) and demolished 2 buildings to eliminate slum and blight and improve neighborhoods; and funding assistance to 11 public service agencies (\$128,006) providing needed services to low and moderate income individuals in the community, including the local warming shelter that provides support services to individuals experiencing homelessness.

The City did not meet the goal of acquiring and rehabilitating one single family home within a neighborhood association during the 2018 Program Year. The condition of the properties acquired during this program year did not warrant rehabilitation and the properties were demolished or are scheduled for demolition.

The City's average number of owner occupied homes that are rehabilitated during a given program year is around fifteen. Thirteen homes were rehabilitated during the 2018 Program Year; and downpayment assistance provided to one homebuyer. While the timeliness of the award and release of funding is beyond discretionary control, and some homeowners who were tentatively approved withdrew from the program, the City intends to continue the housing improvement program to provide safe, decent, affordable housing for low to moderate income persons and households.

One of the public service agencies funded by the City is the Day by Day Warming Shelter which is open from October to April, and has a limited 25 bed temporary facility. The Warming Shelter has had to turn away individuals seeking shelter due to the limited beds. However, other agencies not funded by the City also provide overnight emergency shelter for homeless individuals, but those numbers are not included within this report. If those uncounted additional beds were included, the number of persons seeking shelter would exceed the anticipated 500 homeless persons assisted during the program year.

All projects and activities carried out by the City during the 2018 program year utilized 2018 CDBG entitlement funds, as well as prior years funds not yet spent. Program income received for repayment of housing rehabilitation loans, is placed in a Revolving Loan Fund account and those funds are spent on approved housing rehab projects before the current year CDBG funds allocated for housing improvements is spent. The City of Oshkosh does not receive HOME funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	26,766	0
Black or African American	3,992	0
Asian	1,480	0
American Indian or American Native	395	0
Native Hawaiian or Other Pacific Islander	50	0
Total	32,683	0
Hispanic	1,915	0
Not Hispanic	54,881	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	815,197	1,085,657
HOME	public - federal	0	

Table 3 - Resources Made Available

Narrative

The 2018 CDBG allocation was \$761,417. Revolving loan fund program income (\$110,719) received during the 2018 PY was spent on housing rehabilitation projects during the program year.

Funds expended during the program year (\$1,085,657) also include funds awarded to activities/projects in prior years that were not spent until the 2018 program year. For example, housing rehab projects may span the course of a couple of program years depending on when a rehab project is approved and when the work is completed.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Oshkosh Priority Areas	100	100	city-wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

In the 2018 Program Year, the City continued to target its investments in low to moderate income census tracts, neighborhoods with recognized neighborhood associations, and neighborhoods impacted by slum and blight properties. The housing rehabilitation program is offered city-wide to LMI income eligible households. 71% of the 2018 program year expenditures were spent on benefitting low to moderate income persons/households. This percentage is slightly lower than the City would like to see, but the award and release of the 2018 allocation is beyond the City's discretionary control. Any carry over funds from the 2018 Program Year will be spent in the coming program year.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

During the 2018 Program Year, CDBG funds were used to leverage additional public service funds as the City continued to partner with Oshkosh Area United Way and Oshkosh Area Community Foundation – which entities comprise the Public Service Consortium. A total of \$115,000 was available for public service activities during the 2018 Program Year. Eleven programs were funded during the program year. Over \$15 million in matching funds was leveraged from the agencies funded. Refer to the 2018 Oshkosh Public Service Consortium Funding Worksheet in the Appendix.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
The City of Oshkosh does not receive HOME funds	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	18	14
Number of Special-Needs households to be provided affordable housing units	0	0
Total	18	14

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	2
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	18	14
Number of households supported through Acquisition of Existing Units	2	6
Total	20	22

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

CDBG funds are used to foster and maintain affordable housing primarily through the owner occupied and rental rehabilitation programs. The City received applications for the rehabilitation of two single family transitional rental units during the 2016 Program Year. One of these units, 619 West 9th Avenue, has been completed and the unit rented to a single mom. CDBG funds were provided to the owner, Advocap, to assist with bringing the property up to code. The other project will be completed in the 2019 program year.

Also during the 2018 Program Year, the City provided rental rehabilitation funds to the Winnebago County Housing Authority for the creation of 10 rental units within a former manufacturing building the Housing Authority converted to rental units for elderly and low to moderate income individuals. The units have been completed and were occupied during the 2018 program year. These units are in demand and the Housing Authority has a waiting list for vacancies at this location.

The City also addresses housing needs of the community through public service activities. The funding of organizations that include the Advocap Bridges Emergency Assistance Program, Day by Day Warming Shelter and Christine Ann Shelter provide a support network for those in unfit housing or finding themselves displaced. The City will continue to fund these types of public service agencies in future years as long as CDBG funding is available.

The City's average number of owner occupied homes that are rehabilitated during a given program year is around 15. Thirteen homes were rehabilitated during the 2018 Program Year and downpayment assistance was provided to one homebuyer. While the timeliness of the award and release of funding is beyond discretionary control, the City intends to continue the housing improvement program to provide safe, decent, affordable housing for low to moderate income persons and households.

Discuss how these outcomes will impact future annual action plans.

The City will continue to fund public service activities, and the housing improvement program, as well as provide downpayment assistance to income eligible homebuyers to make significant progress in its goal of creating and preserving affordable housing in the City.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	6	0
Moderate-income	5	0
Total	14	0

Table 13 – Number of Households Served

Narrative Information

The City's housing improvement and downpayment assistance programs benefit income eligible low to moderate income persons and households. Whereas Public Service funded activities are presumed to benefit low and low to moderate income persons

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Housing and support services for the homeless are provided by a local network of public and private agencies. The City assists with funding of these activities through the Public Services Consortium.

ADVOCAP deals 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 agency also serves as the fiscal agent for state-funded homeless prevention programs (State of Wisconsin HUD ESG, State Transitional Housing and State Homeless Prevention Program Funds). ADVOCAP coordinates a twice a year point-in-time survey of homelessness in the area, which local agencies participate in.

ADVOCAP also operates a homeless prevention program known as the “Bridges Emergency Assistance Program”, which provides assistance to LMI persons who had temporary emergency needs related to rental and utility payments, bus passes, gas vouchers, car repairs, work boots, insurance application fees and vouchers

During the 2015 program year, the local warming shelter (Day by Day) developed a resource coordination program to assist guests from their initial intake to progressions and completion of goals promoting independence, stability and self sufficiency. The program was successful and has continued to operate during the 2018 program year. The program is designed to improve quality of life by giving chronically homeless adults a place to receive coordinated assistance to help meet their needs without the stigma of having to make trips to multiple agencies.

Advocap conducted a point in time count in January, 2018 which identified an estimated 92 sheltered and unsheltered persons. As part of the point in time count, sheltered and unsheltered needs and demographics were collected, and blankets, personal care items, clothing and services information were provided.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are 207 emergency and transitional beds available for men, women and children :

- ADVOCAP has two units of transitional housing (16th Avenue & Mt Vernon Avenue homes)
- Christine Ann Domestic Abuse Services Inc. operates a 35-bed shelter for female victims of domestic violence and their children.
- Day by Day Warming Shelter operates a 25-bed seasonal emergency shelter that serves a small but definite population of men and women
- Father Carr's Place 2B operates 75 beds for women and children.
- Additionally, Father Carr's operates 75 beds for men only.

The Salvation Army also provides emergency motel vouchers during periods when the shelters are full. They also provide rent and utility help for those unable to obtain assistance through other services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

A variety of efforts were undertaken by the City and CoC agencies to prevent homelessness. Through monthly meetings these varied perspectives, challenges, resources and successes are shared and cross cutting solutions developed. The primary preventative services offered by different provider organizations included emergency fuel assistance and food and meals programs, emergency rental assistance, financial assistance, utility assistance, housing relocation and stabilization services, counseling/ advocacy and legal assistance. Each service sought to help families in their home by offering services and support during times of financial and legal difficulty. Clients were offered followup case management services consisting of but not limited to, creating and maintaining an accurate budget, assistance increasing income (e.g. applying for public benefits), connecting to community resources (e.g. food pantries and clothing programs), and other referrals driven by the needs of goals of the client.

CDBG Public Service Consortium funds helped community providers and residents access services, information, prevention and referral.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Winnebagoland Housing Coalition, which serves as the Continuum of Care, meets monthly to facilitate conversations and coordinate efforts amongst the many separate agencies serving homeless,

veterans, youth, families, housing and shelter providers, and at risk support providers, to develop systems that address the individual and complex needs of Oshkosh residents experiencing homelessness. The group includes homeless service providers, local government, Housing Authority, United Way, faith based groups and others concerned with housing issues. Homeless service providers also maintain continuing contact with other agencies that may not be active members of the Housing Coalition to facilitate homeless participants accessing services in a timely manner or to assure appropriate referral of persons by other agencies, county mental health agencies, and Family Services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Oshkosh/Winnebago County Housing Authority works to promote and deliver adequate and affordable housing and suitable living environments 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 owns, manages and maintains 616 housing units that are subsidized with rents based on 30% of adjusted incomes, of which 471 are in the City of Oshkosh. The properties range from scattered site single family homes to 14-story high rise buildings. Affordable housing opportunities are available for families, singles, disabled, and elderly low-income applicants. The Authority also administers over 400 Housing Choice Vouchers, owns and maintains a group home, and coordinates a family self-sufficiency 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 the community, and identifies and works to eliminate barriers that prevent it from achieving their goals as a housing authority.

The City provided funds to the Housing Authority in the 2018 Program Year to assist the PHA in the creation of 56 affordable units in a former historical manufacturing building. The City's funds assisted with 10 of the units and these units will remain affordable for a minimum of 15 years.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority encourages its residents to participate in various activities and programs to improve themselves and make them more self-sufficient. The Housing Authority offers first time homebuyer education classes and credit counseling for those residents interested in homeownership. The City would provide downpayment assistance to new homeowners within the City.

The Authority offers a Family Self-Sufficiency (FSS) program to help housing choice voucher and public housing family unit recipients attain self-sufficiency through education advancement, employment skill development, access to community resources, home ownership opportunities and development of financial assets with the goal of improving their family's financial situation and overall quality of life.

Actions taken to provide assistance to troubled PHAs

The Oshkosh/Winnebago County Housing Authority is not a troubled housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Specific actions were taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing including providing land for a variety of housing types, review of zoning and land use updates, continuing to educate the public on the need for affordable housing, and offered a diversity of affordable housing programs.

The City has contracted with the Milwaukee Fair Housing Council for several years and the City's Fair Housing Ordinance was revised to reflect the current structure for investigation and disposition of complaints through a third party contractor (Fair Housing Council) as needed.

The City of Oshkosh continues to administer a voluntary Residential Rental Registration and Inspection program. The City-wide program is voluntary and provides for the registration and inspection of residential rental dwelling units in the City to ensure units provide safe, decent and sanitary living conditions for tenants and to prevent further deterioration of those units. This program went into effect January 1, 2018.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

City staff participates in monthly meetings of the Winnebago Land Housing Coalition, which includes 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 ADVOCAP, The Salvation Army, Wisconsin Public Service, Day by Day Warming Shelter, Father Carr's Place 2 Be and the American Red Cross.

Several internal City departments such as Public Works, Forestry, and Police have participated in implementation and planning efforts including neighborhood watch and neighborhood association planning, and neighborhood improvements, as well as the City-wide eligible owner occupied housing improvement program. With City staff coordinating implementation with other departments and outside agencies, the obstacles are being addressed on tailored approach versus a one-size fits all approach.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City continues to implement applicable HUD lead paint regulations in owner and renter-occupied housing rehabilitation projects. The City collaborates with the County Health Department to provide CDBG rehabilitation assistance to income qualified owner-occupied households with children who have

elevated lead blood levels. The City's Housing Rehabilitation Specialist is trained to use the City's XRF lead testing machine.

In every assisted project, the participants, whether homeowners, renters, landlords or contractors, are notified and advised of the hazards of lead based paint. 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 the housing improvement programs, as most projects disturb lead based paint or control/abate lead paint hazards. However, the general contractor may subcontract the lead work to a certified lead subcontractor.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Oshkosh's institutional structure for carrying out activities under the Consolidated Plan is in place and working well. It includes coordination and cooperation with local, state and federal agencies and organizations, as well as close interaction amongst internal departments. Effective coordination exists among non-profit organizations involved in the delivery of supportive housing services, food bank/pantry, health and emergency shelter. The City has increased relationship building with these organizations and within the community by actively working with neighborhood associations, community groups, service providers, economic development agencies, area schools, private investors,

non-profits and others to connect common interests for the greatest benefit.

Collaborative efforts during the program year included working with neighborhood associations and residents to communicate needs, identify priorities, define and implement CDBG projects that meet needs of LMI areas. The City recognizes coordination and information sharing as critical to the success of its activities and continues to seek and foster opportunities for increased collaboration.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Housing and social service providers collaborate regularly through participation in the Winnebago Land Housing Coalition monthly meetings. A City staff person attends these meetings as the City's liaison. These meetings include representatives from agencies who provide housing services, such as emergency assistance, weatherization, homebuyer assistance, and non-housing services, such as employment training, mental health counseling, veterans services, elderly services, and health services. Through these monthly meetings these varied organizations share resources and information to develop inter-agency housing and service solutions.

The Oshkosh/Winnebago County Housing Authority and local Habitat for Humanity also offer downpayment assistance to income qualified homebuyers. Participants must complete a homebuyer class from a certified housing counselor. Upon completion of the course, homebuyers are eligible to receive up to \$10,000 in CDBG funds from the City for down payment assistance. The Housing Authority and Habitat may also provide downpayment assistance.

With declining public funding at the State and Federal level for housing and social service agencies, City staff and local officials continue to work with agencies to identify alternate funding sources which will enable them to meet a larger portion of the community's needs. Such sources include funding from federal, state and local governments as well as the private sector.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City approved an Analysis of Impediments to Fair Housing Choice in 2013. The AI identified 6 impediments. Staff continues to address these impediments. Implementation efforts for most of the action steps have been completed; others will be implemented in the near term.

Actions taken during the program year to address these impediments include:

- The City of Oshkosh revised its Fair Housing Ordinance in 2016 to include transgender individuals as a protected class. The City has contracted with the Milwaukee Fair Housing Council for several years, and the City's Fair Housing Ordinance was revised to reflect the current structure for investigation and disposition of complaints through a third party contractor

(Milwaukee Fair Housing Council) as needed.

- Continued to use CDBG funds for owner occupied housing improvement loans and homebuyer assistance loans.
- Continued implemented of a rental registry and inspection program.
- Created a Rental Housing Advisory Board who's purpose is to advise staff on the creation of rental housing educational materials and residential rental training programs for landlords and tenants, to review and make recommendations regarding City policy or changes to the Municipal Code pertaining to rental housing.
- The City collaborated with Habitat for Humanity and the Housing Authority to construct an ADA compliant twindominium for income eligible handicap homeowners.
- The City collaborated with ADVOCAP on the construction of a single family ADA compliant house for income eligible homeowners through ADVOCAP's Youth Build program.
- Annually the City's Transportation Department reviews the public transportation service areas.
- The City advertises its housing rehabilitation program via several media outlets. Flyers are also mailed to homeowners in quarterly City utility bills. Housing pamphlets are available at the main service counters at City Hall, the Seniors Center and the public library.
- The City contracts with the Fair Housing Center of Northeast Wisconsin, a satellite office of the Metropolitan Milwaukee Fair Housing Council a private, non-profit organization, to provide comprehensive fair housing enforcement, outreach and education and technical assistance services to Oshkosh residents. During the 2018 program year, 4 housing complaints were investigated, provided referrals to 10 persons with non-fair housing issues, and conducted a fair housing presentation to rental property owners, managers and interested parties. The Fair Housing Council also distributed fair housing education materials to six organizations as well as made community outreach contacts to the general public, civic organizations, social service agencies and governmental staff.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Community Development Department monitors its CDBG program to ensure compliance with HUD regulations and attainment of Consolidated Plan goals. Annual Action Plan activities are setup and tracked in IDIS to allow ongoing review of activities and expenditures.

Procurement & Awards: The City of Oshkosh encourages participation of disadvantaged business enterprises, women owned business enterprises and minority business enterprises in the City's procurement process. The City awards contracts to the lowest responsive, responsible bidder possessing the ability to perform successfully under the terms and conditions of the proposed procurement.

Contract Management: If applicable, bid packages and contractor meetings include documentation and discussion of Federal Labor Standards Provisions, Davis Bacon wage rate requirements, Section 3 and current Department of Labor Wage Rate Determinations. City staff inspects the work being invoiced prior to processing the invoice for payment. Contractors performing work subject to Davis Bacon are required to submit certified weekly payrolls, which are verified for compliance on a weekly basis. The Grants Coordinator also performs periodic unannounced employee interviews to further ensure compliance with applicable Federal requirements.

Subrecipient Monitoring: The City works closely with all subrecipients in order to ensure the goals and objectives of federally funded programs are adhered to and national objectives are being met. Subrecipients enter into agreements with the City to ensure all Federal, State and local regulations and criteria are being adhered to and met. Quarterly reporting from subrecipients allows the City to monitor progress each is making toward its year end goals. On-site monitoring is conducted as staff time permits to further ensure that overall goals and objectives are being met. Determining factors were the subrecipient's prior experience managing federal funds, the City's prior experience with subrecipient, timeliness of expenditures and reporting, etc. Telephone calls and email communications were used to stay abreast of activities and changes to programs.

Housing Monitoring: Housing rehabilitation activities are monitored with the assistance of the Housing Rehab Specialist and the City's building inspectors. This allows for multiple levels of oversight of various federally funded activities to ensure compliance with local, state and federal requirements. City staff inspects the work being invoiced prior to processing the invoice for payment. The home owner is also

required to sign off on the payment being requested.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As outlined in both the Five Year Consolidated Plan and the 2018 Action Plan, the City of Oshkosh follows a public participation plan designed to solicit citizen input, while at the same time helping to inform the public of resources, emerging needs and restrictions and limitations of available resources.

The notice of availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2018 Community Development Block Grant Program Year was published on July 9, 2019. The notice included a provision that the Report includes an assessment of expenditures in relation to community objectives; progress on HUD financed activities; and an analysis of persons benefitting from activities. Also it was noted the Plan was available for public review online and in the Community Development office. The notice provided citizens an opportunity to attend the Plan Commission meeting on July 16 at which time staff presented the 2018 CAPER summarizing the expenditures occurring during the program year and persons benefitting from the activities/programs carried out. The Plan Commission meeting is televised on the local city cable channel. Staff noted at this meeting that written comments on the 2018 CAPER were being accepted until July 25. No citizens comments were received at the meeting. However, comments from Plan Commission members are noted in the excerpt from the July 16 minutes and the followup email in response to those comments/questions (refer to Attachments). No citizens comments were received prior to submitting the CAPER to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Oshkosh has not changed the objectives in its CDBG program and continues to strategically use CDBG funds to maximize leverage for affordable housing and homeownership, public services, central city and neighborhood revitalization, planning and administrative activities. The City continuously assesses and reviews its policies, procedures and programs in order to improve on the effective and efficient delivery of its grant programs. There is continued need for CDBG funds to fulfill objectives in all categories noted above, hence no changes are recommended based on Oshkosh's experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Oshkosh does not receive HOME funds

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Oshkosh does not receive HOME funds

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City of Oshkosh does not receive HOME funds

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Oshkosh does not receive HOME funds

Attachment

HUD Forms PR26 and PR09



PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	815,197.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	110,719.27
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR S1 TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	925,916.27

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,003,839.68
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,003,839.68
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	81,817.86
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)	1,085,657.54
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(159,741.27)

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	720,679.77
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	720,679.77
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	71.79%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING 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	128,006.15
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)	128,006.15
32 ENTITLEMENT GRANT	815,197.00
33 PRIOR YEAR PROGRAM INCOME	353,720.87
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,168,917.87
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.95%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	81,817.86
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)	81,817.86
42 ENTITLEMENT GRANT	815,197.00
43 CURRENT YEAR PROGRAM INCOME	110,719.27
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	925,916.27
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	8.84%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	5	439	6219214	PSC - Day by Day Warming Shelter	03T	LMC	\$1,000.00
2018	3	456	6219214	PSC - Day by Day Warming Shelter	03T	LMC	\$5,140.00
					03T	Matrix Code	\$6,140.00
2016	3	422	6219214	Neighborhood Initiatives	03Z	LMA	\$19,592.02
2016	3	422	6239992	Neighborhood Initiatives	03Z	LMA	\$1,665.92
2016	3	422	6258955	Neighborhood Initiatives	03Z	LMA	\$48,159.11
2017	3	438	6239992	Neighborhood Initiatives	03Z	LMA	\$1,722.91
2017	3	438	6258955	Neighborhood Initiatives	03Z	LMA	\$31,800.46
					03Z	Matrix Code	\$102,940.42
2017	5	440	6219214	PSC - Advocap Nutrition	05A	LMC	\$3,375.00
2018	3	457	6239992	PSC - Advocap Nutrition	05A	LMC	\$9,000.00
					05A	Matrix Code	\$12,375.00
2017	5	442	6219214	PSC - CADAS Emergency Shelter	05G	LMC	\$3,375.00
2018	3	459	6239992	PSC - CADAS Emergency Shelter	05G	LMC	\$7,000.00
2018	3	459	6258955	PSC - CADAS Emergency Shelter	05G	LMC	\$3,500.00
					05G	Matrix Code	\$13,875.00
2018	3	469	6258955	Fair Housing Center of NE Wis	05J	LMC	\$12,000.00
					05J	Matrix Code	\$12,000.00
2017	5	444	6219214	PSC - UWO Healthy Living Community Clinic	05M	LMC	\$6,000.00
2017	5	446	6219214	PSC - Tri County Community Dental Clinic	05M	LMC	\$12,000.00
2018	3	462	6219214	PSC - Tri County Dental	05M	LMC	\$3,000.00
2018	3	462	6239992	PSC - Tri County Dental	05M	LMC	\$3,000.00
2018	3	462	6258955	PSC - Tri County Dental	05M	LMC	\$3,000.00
2018	3	466	6258955	PSC - Partnership Community Health Center	05M	LMC	\$15,000.00
					05M	Matrix Code	\$42,000.00
2017	5	441	6219214	PSC - Advocap Bridges	05Q	LMC	\$10,932.34
2018	3	458	6219214	PSC - Advocap Bridges	05Q	LMC	\$5,789.74
2018	3	458	6258955	PSC - Advocap Bridges	05Q	LMC	\$4,628.88
					05Q	Matrix Code	\$21,350.96
2018	3	464	6258955	PSC - Winnebago County Housing Authority	05T	LMH	\$1,600.00
					05T	Matrix Code	\$1,600.00
2017	5	443	6219214	PSC - Oshkosh Area Community Pantry	05W	LMC	\$3,300.00
2018	3	460	6219214	PSC - Oshkosh Area Community Pantry	05W	LMC	\$7,000.00
					05W	Matrix Code	\$10,300.00
2017	5	445	6219214	PSC - Winnebago County Literacy Council	05Z	LMC	\$2,911.64
2017	5	449	6219214	PSC - HOME Emergency Repairs	05Z	LMC	\$947.00
2018	3	461	6219214	PSC - Winnebago County Literacy Council	05Z	LMC	\$2,500.00
2018	3	465	6219214	PSC - HOME Emergency Repairs	05Z	LMC	\$1,283.00
2018	3	465	6258955	PSC - HOME Emergency Repairs	05Z	LMC	\$723.55
					05Z	Matrix Code	\$8,365.19
2016	2	421	6219214	Housing Rehabilitation	14A	LMH	\$25,294.08
2016	2	421	6239992	Housing Rehabilitation	14A	LMH	\$13.74
2017	2	437	6219214	Housing Rehabilitation	14A	LMH	\$127,443.59
2017	2	437	6239992	Housing Rehabilitation	14A	LMH	\$203.71
2017	2	437	6258955	Housing Rehabilitation	14A	LMH	\$72,103.54
2018	2	455	6219214	Housing Rehabilitation / RLF	14A	LMH	\$24,679.51
2018	2	455	6219992	Housing Rehabilitation / RLF	14A	LMH	\$95,886.27



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount	
2018	2	455	6239992	Housing Rehabilitation / RLF	14A	LMH	\$72,336.33	
2018	2	455	6258955	Housing Rehabilitation / RLF	14A	LMH	\$51,772.43	
2018	2	470	6258955	Rental Rehab	14A	LMH	\$20,000.00	
						14A	Matrix Code	\$489,733.20
Total							\$720,679.77	

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount	
2017	5	439	6219214	PSC - Day by Day Warming Shelter	03T	LMC	\$1,000.00	
2018	3	456	6219214	PSC - Day by Day Warming Shelter	03T	LMC	\$5,140.00	
						03T	Matrix Code	\$6,140.00
2017	5	440	6219214	PSC - Advocap Nutrition	05A	LMC	\$3,375.00	
2018	3	457	6239992	PSC - Advocap Nutrition	05A	LMC	\$9,000.00	
						05A	Matrix Code	\$12,375.00
2017	5	442	6219214	PSC - CADAS Emergency Shelter	05G	LMC	\$3,375.00	
2018	3	459	6239992	PSC - CADAS Emergency Shelter	05G	LMC	\$7,000.00	
2018	3	459	6258955	PSC - CADAS Emergency Shelter	05G	LMC	\$3,500.00	
						05G	Matrix Code	\$13,875.00
2018	3	469	6258955	Fair Housing Center of NE Wis	05J	LMC	\$12,000.00	
						05J	Matrix Code	\$12,000.00
2017	5	444	6219214	PSC - UWOC Healthy Living Community Clinic	05M	LMC	\$6,000.00	
2017	5	446	6219214	PSC - Tri County Community Dental Clinic	05M	LMC	\$12,000.00	
2018	3	462	6219214	PSC - Tri County Dental	05M	LMC	\$3,000.00	
2018	3	462	6239992	PSC - Tri County Dental	05M	LMC	\$3,000.00	
2018	3	462	6258955	PSC - Tri County Dental	05M	LMC	\$3,000.00	
2018	3	466	6258955	PSC - Partnership Community Health Center	05M	LMC	\$15,000.00	
						05M	Matrix Code	\$42,000.00
2017	5	441	6219214	PSC - Advocap Bridges	05Q	LMC	\$10,932.34	
2018	3	458	6219214	PSC - Advocap Bridges	05Q	LMC	\$5,789.74	
2018	3	458	6258955	PSC - Advocap Bridges	05Q	LMC	\$4,626.88	
						05Q	Matrix Code	\$21,350.96
2018	3	464	6258955	PSC - Winnebago County Housing Authority	05T	LMH	\$1,600.00	
						05T	Matrix Code	\$1,600.00
2017	5	443	6219214	PSC - Oshkosh Area Community Pantry	05W	LMC	\$3,300.00	
2018	3	460	6219214	PSC - Oshkosh Area Community Pantry	05W	LMC	\$7,000.00	
						05W	Matrix Code	\$10,300.00
2017	5	445	6219214	PSC - Winnebago County Literacy Council	05Z	LMC	\$2,911.64	
2017	5	449	6219214	PSC - HOME Emergency Repairs	05Z	LMC	\$947.00	
2018	3	461	6219214	PSC - Winnebago County Literacy Council	05Z	LMC	\$2,500.00	
2018	3	465	6219214	PSC - HOME Emergency Repairs	05Z	LMC	\$1,283.00	
2018	3	465	6258955	PSC - HOME Emergency Repairs	05Z	LMC	\$723.55	
						05Z	Matrix Code	\$8,365.19
Total							\$128,006.15	

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount	
2016	5	432	6219214	Administration	21A		\$45,832.79	
2016	5	432	6239992	Administration	21A		\$3,207.45	
2017	6	450	6219214	Administration	21A		\$16,422.32	
2017	6	450	6258955	Administration	21A		\$1,385.30	
						21A	Matrix Code	\$66,817.86



Office of Community Planning and Development
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 PR26 - CDBG Financial Summary Report
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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	7	451	6219214	Fair Housing Center of NE Wisconsin	21D		\$15,000.00
					21D	Matrix Code	\$15,000.00
Total							\$81,817.86

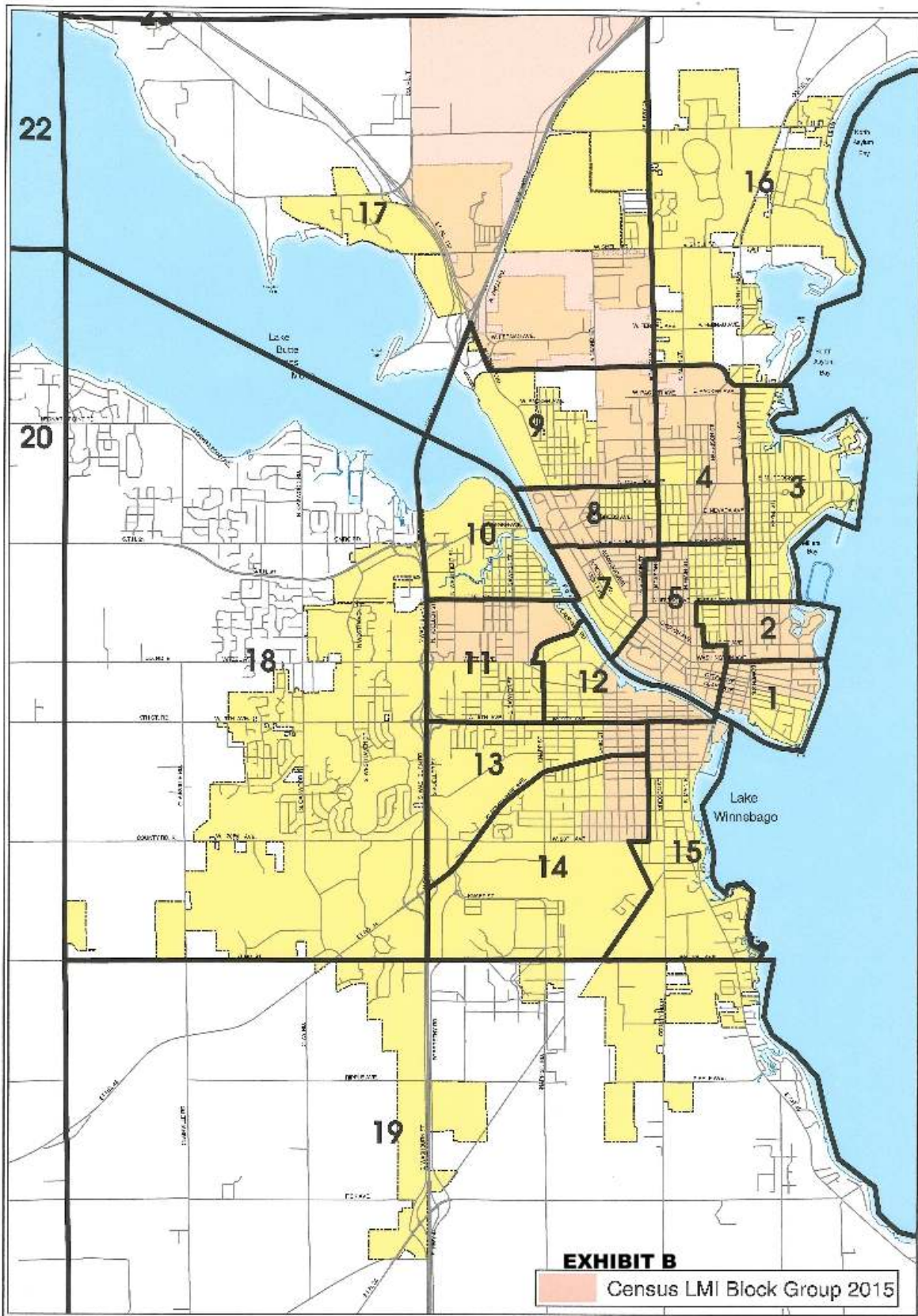
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 Time: 16:55
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U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 Program Income Details by Fiscal Year and Program
 OSHKOSH,WI

Report for Program:CDBG
 *Data Only Provided for Time Period Queried:05-01-2018 to 04-30-2019

Program Year	Program	Associated Grant Number	Fund Type	Estimated Income for Year	Transaction	Voucher #	Voucher Created	Voucher Type	IDIS Proj. ID	IDIS Actv. ID	Matrix Code	Received/Drawn Amount
2018	CDBG	B18MC50007	RL	0.00	RECEIPTS							
						5273145001	12-19-18		2	455	14A	95,886.27
						5284052001	04-23-19		2	455	14A	14,833.00
					DRAWS							
						6219992001	12-20-18	PY	2	455	14A	95,886.27
						6258955008	04-24-19	PY	2	455	14A	14,833.00
											RL Receipts	110,719.27
											RL Draws	110,719.27
											RL Balance	0.00
2018	CDBG											Total CDBG Receipts*:
												110,719.27
												Total CDBG Draws against Receipts*:
												110,719.27
												Total CDBG Receipt Fund Balance*:
												0.00


Oshkosh LMI Census Tracts & Neighborhood Assoc. Map



LMI Census Block Groups

The City of Oshkosh creates and maintains this map and data for its own use. They may show the approximate relative location of property, boundaries and other features from a variety of sources. These maps/statements are provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or planning purposes. They are provided "AS IS" without warranty of any kind and the City of Oshkosh assumes no liability for use or misuse.

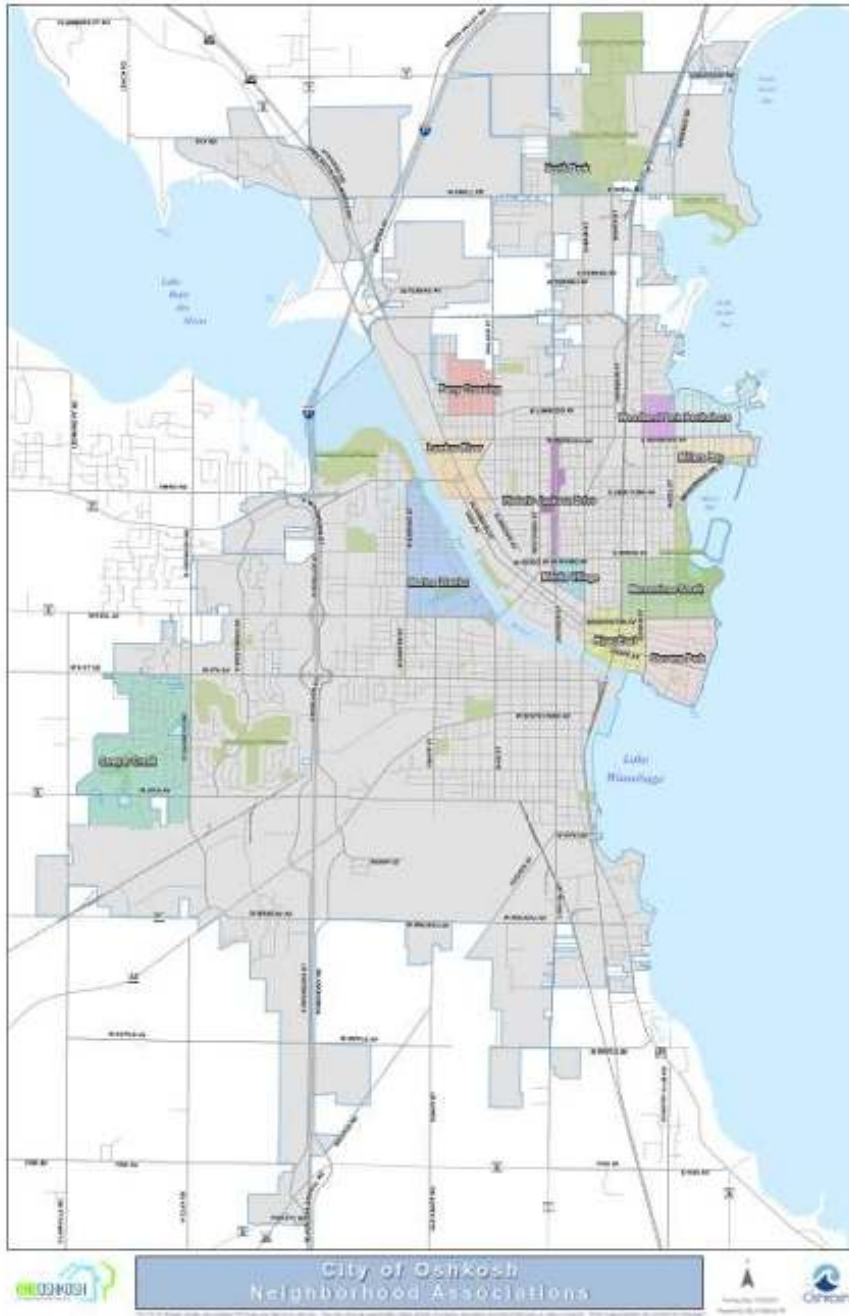
EXHIBIT B
 Census LMI Block Group 2015


 1 in = 0.76 mi
 1 in = 4,000 ft

Printing Date: 3/1/2017
 Prepared by: City of Oshkosh, WI



APPROVED NEIGHBORHOOD ASSOCIATIONS
As of February 2017



Public Comments & Responses

EXCERPT

PLAN COMMISSION MINUTES

July 16, 2019

PRESENT: Lynsey Erickson, Thomas Fojtik, Michael Ford, Derek Groth, Lori Palmeri, Thomas Perry, Kathleen Propp

EXCUSED: John Hinz, John Kiefer, Justin Mitchell

STAFF: Mark Lyons, Planning Services Manager; Justin Gierach, Engineering Division Manager / City Engineer; Darlene Brandt, Grants Coordinator; Jeff Nau, Associate Planner; Steven Wiley, Assistant Planner; Mina Kuss, Recording Secretary

Chairperson Fojtik called the meeting to order at 4:00 pm. He announced Mr. Lyons has accepted the Planning Services Manager position. Roll call was taken and a quorum declared present.

IV. REVIEW OF 2018 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Ms. Brandt presented the Consolidated Annual Performance and Evaluation Report for the period of May 1, 2017 through April 30, 2018 summarizing accomplishments and detailing how funds received from HUD were expended. Funding is received annually from HUD based on census data and is required to be utilized on programs benefiting low to moderate income activities such as housing, public services, acquisition and demolition, neighborhood initiatives and planning/administration. Available funding for 2018 was \$925,916.27 comprised of \$815,197.00 of grant funding and \$110,719.27 of program income. Expenditures totaled \$720,679.77 with a percentage of 71.79% of current funding expended to benefit low and moderate income, 10.95% for public service programs and 8.84% for administration activities. Ms. Brandt explained some of the projects these funds were utilized for such as housing rehabilitation projects and homebuyer assistance loans, lead abatement grants and rental rehabilitation. She also summarized the amounts granted to local public service sub-recipients, funding spent on demolition of slum and blight properties in the central city, neighborhood projects, acquisition of two properties in neighborhood areas to be demolished, oversight of programs involving Fair Housing issues, and total planning and administration expenditures. She discussed the carryover of funds from last year and why this occurs. Ms. Brandt stated that the full CAPER report has been prepared and will be submitted to HUD, who will perform a comprehensive review of the program activity. A copy of this report is available in the Planning office, library or online for anyone who wishes to review it. Any comments on this report can be either mailed or emailed to her by July 25th.

Ms. Brandt asked if anyone had questions.

Ms. Palmeri questioned the expenditures and if there was a more specific breakdown for each category in the Expenditures by Type of Activity chart.

Ms. Brandt replied there is not. She explained the HUD program that is used online is based on the expenditures and draw downs. She said there is not a section in the CAPER showing the projects that were undertaken. She said the report is generated from the HUD system and there is nothing that would show the actual street addresses of the rehab projects. She explained there is nothing entered that would show amounts spent on each specific item or property address.

Ms. Palmeri asked where someone would find that information if it is not in the program.

Ms. Brandt replied it could be requested from staff through an open records request.

Ms. Palmeri questioned if that information should be with the report or not.

Ms. Brandt replied no because it is not something that would get submitted to HUD.

Ms. Palmeri said out of the million dollars, it shows on page 14 that 14 people were served through the program whereas page 13, under affordable housing, shows 21 households were served.

Ms. Brandt replied correct. She stated there were 13 housing rehabs and one down payment assistance. She explained the down payment assistance project had a very small amount of rehab work. She said that is why there is a total of 14 because all the items fall under the housing category.

Ms. Palmeri commented she is a little confused. She said she did not understand how 21 households were served but only 14 people.

Ms. Brandt explained the table at the top of page 13 identifies the number of non-homeless owner occupied households assisted; the table on the bottom includes rental rehab assistance for 1 unit, owner rehab of 14 units and acquisition of 6 slum and blight properties. She commented it is strange how she has to enter some of the data. She said the acquisitions eliminated slum and blight in neighborhoods and those lots will be re-sold for construction of new homes. The table on page 14 is based on households served where income is used to determine eligibility (owner rehab).

Ms. Palmeri referred to the spreadsheet on page 2-5 and asked if that would be the proper area to list the specifics of the \$2,085,657.54 spent.

Ms. Brandt replied she did notice that the information did not populate in the HUD program. She said this has been an ongoing problem for the last few years. She apologized and said she will have to manually populate that section.

Ms. Palmeri inquired about when the Plan Commission would receive that information.

Ms. Brandt replied she will forward that information once the report has been compiled.

Ms. Palmeri questioned the Plan Commission date on page 26 because it states public comments to be taken at the Plan Commission date of July 17th but the today's date is the 16th. She asked if public comments could be received up until the July 25th deadline.

Ms. Brandt replied that is a typo and public comments are being accepted until July 25.

Ms. Propp commented it looks like there are not very many properties involved and that it should not be difficult to create a table independent of the report. She stated she understands Plan Commission is evaluating the CAPER only, which has some detail in it, but would be interested in seeing a separate report with more details.

Ms. Erickson asked how the activities and action plan under Public Service are decided and what agencies receive some of the funding.

Ms. Brandt said the city has a Public Service consortium made up of the City of Oshkosh, United Way and Community Foundation. She explained based on those three organizations, they combine their funds together so there is less overlap of funding for the same types of programs. She said the consortium will accept applications and then has a committee that ranks and reviews them. She explained the committee has representation from each of the organizations. She said depending on the allocation from HUD, a percentage of that can be used for Public Service activities.

Ms. Palmeri said having the follow-up information with more detail would be helpful for everyone.

Mr. Bojtrik said as a new employee of an agency that receives funding, the reporting is based on the Federal government's regulation. He said the report is difficult to fill out.

Ms. Palmeri agreed.

Ms. Brandt reiterated it is an online program where data is inputted based on activities that have been accomplished/undertaken within the program year. She said she would definitely update the charts and create the table on the owner rehab projects and forward those to the Commission.

Ms. Palmeri asked where the public could submit their comments before the July 25th deadline.

Ms. Brandt said they could contact her by sending written comments to City Hall, e-mail her (LJBrandt@ci.oshkosh.wi.us) or call her at 920-236-5029.

Mr. Perry stated he appreciates the fact that this community utilizes the CDBG funds for Public Services because there are plenty of communities throughout the state that do not use it for Public Services at all. He said he understands it is a small portion but it helps all of the smaller agencies tremendously.

Mr. Fojtik and Ms. Propp agreed.

Ms. Brandt mentioned in the 2019 program year, they had more applications for the Public Service agencies and unfortunately not everyone will be funded. She said not everyone will receive the funding they requested either because there is not enough funding capability through the program.

Ms. Palmeri said she sees a lot of the same entities that get funded through the years and asked if there was a limit of funding. She inquired about the process.

Ms. Brandt said the process is getting the information out to the Public Service agencies. She explained the information for the Public Service consortium grant is noticed by contacting the prior year applicants, putting a notice in the paper, putting a notice on the City website, the partner agencies also put the information on their sites and so on. She stated the information is out there but it is up to the agencies to apply.

Ms. Palmeri asked if there was any restriction on how long an organization can use the funding.

Ms. Brandt replied there is not a restriction. She said it is preferred that the funding is not used as a long-term funding source but understands there are State and Federal budget cuts that occur that impact public service agencies. She said these cuts make it difficult to go without the funding. She said agencies also utilize the funding if they are expanding a program or adding a new program. She said there is a need in the community and the Public Service agencies help address those needs as best as they can.

Ms. Palmeri commented it is wonderful that the funding can be used for Public Service agencies though it is only a small portion. She said it is surprising to see the almost \$500,000 of funding being used to serve such few people. She thanked Ms. Brandt.

Brandt, Darlene P.

From: Brandt, Darlene P.
Sent: Tuesday, July 23, 2019 4:30 PM
To: Erickson, Lynnsey; Fojtik, Thomas; Ford, Michael; Groth, Derek; Hinz, John; Kiefer, John; Mitchell, Justin; Palmeri, Lori; Perry, Thomas; Propp, Kathleen
Subject: 2018 CAPER questions
Attachments: tables - PC questions on CAPER.PDF

Good afternoon,

At the July 16 Plan Commission meeting, Commissioner's requested additional information on the 2018 CAPER.

Housing Costs: A question was raised about the total amount of dollars (\$489,733.20) spent on housing costs and the project locations. I did not mention at the meeting, but when re-examining the information, this category includes owner occupied and rental properties. Attached is a table listing the 13 owner occupied homes (\$219,445.83), the property provided with downpayment assistance (\$10,000), the 2 rental rehab projects (\$170,000); and admin costs related to oversight of the housing program (\$60,287.37)

Tables on pages 2 – 5: in preparing various HUD reports, staff needs to download the blank HUD on-line report as a Word document, fill in the necessary information, and upload back into the HUD system. In the conversion process to a Word document, tables get misaligned and information already entered into the HUD system does not always populate. Pages 2-5 in the DRAFT CAPER is what can occur. Attached is what these tables should look like and will look like when submitted to HUD. Table 1 shows accomplishments for the current program year. You will notice that again, the HUD program did not enter the 'Funding' source – which is CDBG. Unfortunately, staff cannot insert that information into the program. My transmittal of the final CAPER to HUD will include this notation. Table 2 illustrates accomplishments completed by the City under the 2015-2019 Consolidated Plan for the various program categories the City funds. The funding amount is what the City anticipated spending in each category over the 5 years of the Consolidated Plan. The 2018 CAPER is the fourth year under the 2015-2019 Consolidated Plan.

A question was asked if the breakdown on spending per activity should be included in the tables on pages 2-5. As shown on the attached Table 1 and 2, only accomplishment numbers are noted; not dollars spent. However the dollars spent per activity is shown in the PR54 report (color report with a pie chart) in the Appendix of the CAPER you received. I've attached another copy for your information.

Number of Households Served – page 14: This table identifies the number of households served where information on income by family size was used to determine eligibility. Eligibility is required under the housing rehab and downpayment assistance program. The table identifies 14 households served - 13 owner rehabs; 1 downpayment assistance.

Tables on page 13: Question on why these numbers do not correlate with the numbers on page 14. The table on the top of page 13 identifies the number of 'non-homeless households to be provided affordable housing units' - owner rehab, 13 owner rehabs + 1 downpayment assistance = 14.

The table on the bottom of page 13 – the middle column identifies the one year goal based on information entered into the HUD system for the 2018 Annual Action Plan, based on staff's best guess. The right hand column indicates actual numbers.

The first row is rental assistance – the actual should be 2 projects not 1 as noted in the draft plan – Waite Rug and 619 W 9th Avenue

The second row is construction of new units – 0

The third row is households rehabbed – 14 (13 + 1)

The fourth row is acquisition of existing units – 6 properties were acquired

The Total would be 22 (vs 21 as noted in the DRAFT plan)

The only numbers in the two tables on this page that will be the same are the number of owner rehabilitations. Both tables request information on 'number of households' not number of persons.

I hope the attached information provides the additional data you were looking for.

Darlene Brandt
Grants Coordinator | Community Development Department
City of Oshkosh
PH: 920.236.5029
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Counting costs:

Owner Rehab	Rehab Costs	Purchase Assistance Loan	Lead Grant (included in rehab costs)	# PPI	Fholi	Disab	Sg	Elderly	Race	EXTRLY LOW 0-30%	LOW 31-50%	MOD 51-90%
916 Barney Ave	21,471.00			1				X	white	X		
63 Franklin St	19,995.00			2	X	X			white		X	X
748 Frederick St	27,180.00		1,820.00	5					white		X	
1921 Harrison St	10,441.83			1	X				white			X
1817 Sherburne St	18,688.00			1	X			X	white		X	
831 W 10th Ave	15,310.00		3,690.00	1					white			X
530 W 17th Ave	21,183.00			2					white		X	
1732 Iowa St	25,045.00			2	X			X	white		X	
1310 W 21st Ave	28,855.00		1,125.00	1	X			X	white		X	
1645 Michigan St	8,675.00			1				X	white			X
531 W 15th Ave	14,340.00			2	X	X	X		white	X		
1219 Carr Pl	28,060.00			1				X	white	X		
1305 Wagon Ave	10,600.00	10,000.00		3	X	X		X	white	X		
940 W 4th Ave				4					white			
OWNER REHAB TOTALS	249,455.83	10,000.00	6,935.00	24								
Rental Rehab												
300 E Carter Ave (environmental costs)	150,000.00			12					9-white/1-black/1-am	X		
619 West 9th Ave	20,000.00		3,000.00	3	X			X	black/1-am	X		
RENTAL REHAB TOTALS	170,000.00	0.00	3,000.00									
TOTAL PROJECT COSTS	429,455.83											
Housing Admin Costs	60,287.57											
TOTAL HOUSING COSTS	489,743.20											

2018 CAPER / UPDATED TABLES ON PAGES 2-5 OF THE DRAFT PLAN

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and update. If applicable, why progress was not made toward meeting goals and objectives. 01/30/18
 Location, priority level, funding, sources and amounts, outcome objectives, goal outcome indicators, units of measure, targets, actual outcomes, and percentage completed for each of the grantee's program year goals

Goal	Category	Funding	Outcome			
			Indicator	Expected	Actual	Percent Complete
Administrative Planning	Other - General Program Administration		Indicator	Expected	Actual	Percent Complete
			Other	1	1	100%
Central City Development & Community Facilities	Housing Community Development Other - Sum and Total		Indicator	Expected	Actual	Percent Complete
			Buildings Demolished	1	2	200%
			Other	1	0	0%
Provide safe, decent, affordable housing	Affordable Housing Non-Homeless Special Needs		Indicator	Expected	Actual	Percent Complete
			Homeowner Housing Subsidized	10	11	110%
			Direct Financial Assistance to Homebuyers	2	1	50%
	Other	1	3	300%		
Public services	Homeless Non-Homeless Special Needs		Indicator	Expected	Actual	Percent Complete
			Public service activities other than Low/Moderate Income Housing Benefit	2000	3183	159%
			Homeless Person Overnight Shelter	500	340	68%



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
CDBG Community Development Block Grant Performance Profile

DATE: 07-10-19
 TIME: 9:40
 PAGE: 1

PR54 - OSHKOSH, WI

Program Year From 05-01-2018 To 04-30-2019

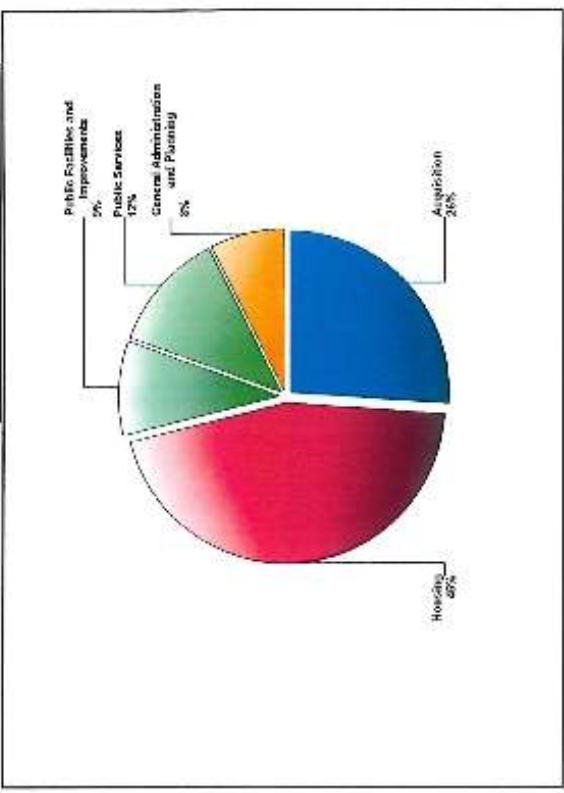
Program Year 2018 Funds

2018 CDBG Allocation	\$815,197.00
Program Income Received During Program Year 2018	\$110,719.27
Funds Returned to Local Program Account During Program Year 2018	\$0.00
Total Available¹	\$925,916.27

Expenditures²

Type of Activity	Expenditure	Percentage
Acquisition	\$283,159.91	26.08%
Housing	\$489,733.20	45.11%
Public Facilities and Improvements	\$102,940.42	9.48%
Public Services	\$128,006.15	11.79%
General Administration and Planning	\$61,817.86	7.54%
Total	\$1,085,657.54	100.00%

Expenditures by Type of Activity (%)



Timeliness

Timeliness Ratio - unexpended funds as percent of 2018 allocation **1.10**

Public Service Agencies Matching Investment

2018 Oshkosh Public Service Consortium Funding Worksheet					
Agency	Program	Program Description	City/CDBG	Match Amount	Match Source
ADVOCAAT, Inc.	Senior Nutrition Program	To provide daily nutrition and daily meals to persons 60 years of age and older and to some younger persons with special diet. Meals are provided to our people either through the delivery of the meals to the person's residence when the individual is homebound.	\$ 13,630	\$1,638,485	Private sources, Federal Funds, State and/or Local Funds
Christine Ann Damsel - Abuse Services, Inc.	Emergency Shelter & Advocacy Services	To provide safety, support and advocacy to all abuse victims, as well as offering community awareness through education, prevention and prosecution programs.	\$ 14,000	\$729,457	Private sources, State & Federal grants.
Dorland Area Community Family, Inc.	Food Security Program	OWCF is a food source for Griffler/Winneshago County's most vulnerable in need of assistance.	\$ 14,000	\$95,200	Private funds, donations;
ADVOCAAT, Inc.	Budget Emergency Assistance Program	To provide direct assistance to clients who are facing a temporary emergency situation.	\$ 18,500	\$16,707	Private funds, other federal
Winneshago County Housing Authority	Housing Choice Voucher	Assist eligible households and families with financial assistance to pay for quality housing requirements.	\$ 0,600	\$0	Private funds; State and/or Local Funds; University of Oshkosh
St. Francis Community Dental Clinic	Focus on Oral Health	Provide supplies and personnel for oral health care services for children under 18 years of age; program offered through Oshkosh Area School District.	\$ 12,000		Private funds, Medicaid
Perinatal Community Health Center			\$ 15,000	\$11,825,040	Private contributions, other state/federal funds; Medicaid
Clarke Care, Inc.	Home Care	In home supportive care staff to provide assistance with eating and dressing, meal preparation, housework, medication management, and light housekeeping to low-income residents with physical or mental limitations.	\$ 2,500	\$5,360	Private funds
Day By Day Working Shelter, Inc.	Resource Center	Develop and implement a targeted resource center program for those in the community that need it most, as a temporary shelter until needed in another community.	\$ 0,000	\$347,218	Private; State and/or Local
Winneshago County Library Council	Adult Tutoring	To help adults and families access and children increase their literacy skills so they can get from being at-risk to being thriving.	\$ 10,000	\$ 12,500	other funds
HOME	Emergency Home Repairs	Provide emergency home repairs and services to low-income homeowners (including mobile homes).	\$ 0,000		private
Total Public Service Consortium funded			\$114,000	\$15,013,949	

Oshkosh 2013 AI Excerpt

Oshkosh 2013 Analysis of Impediments Excerpt

	Responsible Party	Timeline
Actions to alleviate Administrative Impediments		
Increase knowledge and awareness of fair housing		
Offer more outreach/education on fair housing rights and complaints	Community Development Dept.	Continual
Revise the City website to make fair housing life easier to find	City IT Department	Immediate
Revise outreach materials to include local examples of illegal discrimination	Community Development Dept.	Short-Term
Improve support for non-English speaking residents		
Identify and fund translation services for use by City staff and landlords, etc.	Community Development Dept.	Immediate
Include information about translation services in all outreach efforts and materials	Community Development Dept.	Immediate
Actions to alleviate Regulatory Impediments		
Update the City's Fair Housing Ordinance		
Add to City Ordinance section 16(a) protected classes identified by the State of Wisconsin, and definitions of each; remove the exemption for owner occupied buildings; consider contacting the Commission on Fair Opportunities in Housing	City Council	Short-Term
Actions to alleviate Quality Impediments		
Improve the quality of rental housing in the City		
Create a rental registry program that ensures proactive inspections of units for safety and code compliance	Community Development Dept.	Short-Term
Enhance landlord and renter education materials and training, to incorporate information about mold	Community Development Dept.	Short-Term
Actions to alleviate Supply Impediments		
Improve the ability of housing for residents with disabilities		
Continue to offer home improvement loans to income-qualified residents to assist with the cost of access/bility retrofits, and emphasize "visitability"	Community Development Dept.	Continual
Encourage the development of more units in the City that incorporate universal design principles. Create a pamphlet that describes universal design and identify design support resources.	Community Development Dept, Plan Commission, City Council	Continue
Offer builder and developer training in universal design techniques and encourage their application in all new development.	Community Development Dept.	Annual
Actions to alleviate Financial/Affordability Impediments		
Improve transit options in high access areas		
Work with GO Transit to reduce headway on service to areas 16 and 27	Community Development Dept, GO Transit	Short-Term
Ensure all new streets are complete streets, and improve pedestrian connectivity to the north side	Community Development Dept, Engineering	Short-Term
Actions to alleviate Financial Impediments		
Improve the rate of homeownership for non-minority residents		
Provide more credit and home-buying education to citizens, especially minority residents	Community Development Dept.	Continual
Provide education and information for local leaders on predatory lending practices	Community Development Dept.	Continual