

Waukesha County

Waukesha County receives Community Development Block Grant funding (CDBG) directly from the federal government as an annual allocation, and has since 1990. These funds are available to residents and municipalities throughout the County, as long as the municipality has signed a cooperation agreement with the County. Waukesha County is also a member and "lead agency" of the HOME Consortium, which consists of Jefferson, Ozaukee, Washington and Waukesha Counties (since 1998). The lead agency takes full responsibility for fiscal management of the HOME funds and compliance with HOME rules and other applicable Federal regulations.

The HOME Consortium

The main purposes of the HOME Consortium are to advance home ownership opportunities with a down payment assistance program, to maintain the quality of the existing housing stock through low-interest housing rehabilitation loans, and to support the development of affordable rental and homeowner housing. All programs are available to households in the participating counties that earn 80% or less of the area median income

Programs

The **Down Payment Assistance Loan (DPA)** program provides eligible home buyers with a forgivable loan of up to \$5,000 to be used for down payment and/or closing costs. Homeowners are required to attend housing counseling sessions, which are paid for through program funds. DPA loan is provided as a five-year forgivable loan, meaning that as long as the property remains the borrower's primary residence for five years the loan is forgiven and no repayment is due. The loan is forgiven 20% for each full year.

The HOME Consortium operates a of **Homeowner Rehabilitation Loan Program** to provide low to moderate income households with access to loaned funds for modest home repairs. The loans are provided as no-interest, no monthly payment loans, that are due upon sale or title transfer of the home. Eligible repairs include roofs, mechanical systems, plumbing, windows, foundations, siding, painting and accessibility improvements.

The **Purchase—Rehabilitation Program** is a combination of the DPA and Homeowner Rehabilitation programs. Eligible homebuyers can receive up to \$5,000 for downpayment assistance, and up to \$17,500 for rehab costs. This program is designed to help with the purchase of foreclosed houses, or houses in need of immediate repair. All rehab work must be done in 6 months of purchasing the home, and the focus is on correcting code violations.

The HOME Consortium also allocates funding to **Housing Development** projects, to assist with the construction of affordable housing in the four counties of the HOME Consortium.

Waukesha County

Waukesha County has participated in the HOME Consortium since 1998. Many households have benefited from the HOME programs since that time.

HOME Consortium Core Program Funds 1998—2014*				
	Waukesha County		Total HOME Consortium	
	Loans	Households	Loans	Households
DPA	\$1,787,249	444	\$6,560,299	1,547
Rehab Loans	\$1,390,141	217	\$3,061,456	496
Purchase-Rehab Loans (since 2008)	\$218,224	12	\$1,709,049	85
Total	\$3,395,614	673	\$11,330,804	2128

*Loans shown do not include costs paid for by the HOME program for housing counseling fees, inspection fees, admin fees, or specific County Allocations (discontinued program).

HOME and CDBG Affordable Housing Development projects

- **Community Housing Initiative, Inc.: \$486,250**
1999—2005 Acquisition/soft costs for a new subdivision called Phoenix Heights in the City of Waukesha totaling 56 single family homes and 8 duplexes
- **Hebron House of Hospitality, Inc.: \$200,000**
2001 Acquisition of two buildings for a total of 8 units in City of Waukesha
- **Historic Prairieville Limited Partnership: \$100,000**
2002 Construction of 5 rental units in the City of Waukesha
- **Highlands South Apartments: \$350,000**
2002 Acquisition of 62 units in the City of Waukesha
- **85 Oconomowoc LLC: \$375,000**
2004 Acquisition of land; 5 HOME units in Oconomowoc
- **Waukesha County Housing Authority: \$25,590**
2006 Acquisition of 4-person group home
- **Hebron House of Hospitality, Inc.: \$431,757**
2006 Acquisition and rehabilitation of 4 units in City of Waukesha
- **Volunteers of America: \$172,650**
2008 Rehabilitation of permanent housing rental project
- **177 Kensington LLC: \$245,000**
2010 Acquisition and rehabilitation of seven senior apartments in the City of Waukesha
- **New Berlin Senior APT – LLC: \$300,000**
2011 Acquisition of land and construction of 8 senior rental units in New Berlin
- **Crown Court Properties/Wilkinson Manor: \$350,000**
2011 Acquisition and rehab of 5 elderly units and 4 family units in Oconomowoc

- **Movin' Out: \$555,555 New Berlin City Center**
2011 Construction of 11 units for disabled individuals and families in New Berlin
- **Movin' Out – Oconomowoc School Apartments: \$161,000**
2013 Acquisition and rehab of 55 units; 7 CDBG units as supportive housing to income-eligible households that include a family with a permanent disability in Oconomowoc
- **Hebron House of Hospitality, Inc. – 620 Summit Ave: \$283,000**
2013 Construction of four rental units for residents with disabilities in the City of Waukesha

Total Funds allocated to Waukesha County projects for the development or rehabilitation of affordable housing--\$4,035,802.

Community Development Block Grant (CDBG)

Waukesha County receives a direct allocation of CDBG from the U.S. Department of Housing and Urban Development (HUD) annually, which is used for programs and projects throughout the County. The CDBG program is governed by an 11-member Board of Directors, appointed by the Waukesha County Executive. The CDBG Board holds an annual grant application process every spring for potential subgrantees, which include nonprofit organizations and municipalities. CDBG funds are used for a variety of public services programs that address issues such as: homeless prevention and shelter, food and nutrition, medical care, domestic abuse, parenting, mental health, and transportation for low and moderate income people. Funds are also used for affordable housing, public facilities and improvements, and economic development. Funding is also available to organizations providing services or economic development activities in three specific neighborhoods in the City of Waukesha designated as NRSAs.

