

CDBG Application Number:
CATEGORY:

For office use only

CITY OF WAUKESHA

PROGRAM YEAR 2018 (January 1 – December 31, 2018)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION FORM FOR CITY OF WAUKESHA ALLOCATION

DEADLINE FOR SUBMISSION: April 4, 2017, 4:30 pm City Hall Room 200 – Community Development

GENERAL INFORMATION

1. Project Title: Landmarks Commission Paint and Repair Grant Program
2. Project Address (if different from Applicant's address): 201 Delafield Street, Waukesha, WI 53188
3. Applicant's Legal Name: City of Waukesha Landmarks Commission
4. Address: 201 Delafield Street, Waukesha, WI 53188
5. Primary Contact Person/Title: Jeff Fortin, Senior Planner
6. Telephone: 262-524-3755 Fax: 262-524-3751
7. E-Mail: jfortin@waukesha-wi.gov
8. Amount of CDBG 2017 Funds Requested: 10,000
9. Total Project Costs: 15,000
10. National Objective: Prevent or eliminate slum or blight on a spot basis
11. Check One:
☐ New Project ☒ Continuing previously funded project
12. Provide a brief description of your experience in managing a similar project.
The City of Waukesha Landmarks Commission's goal is to protect, enhance and perpetuate the City of Waukesha's cultural, social, natural, economic, political and architectural history as embodied and reflected in its improvements, landmarks, landmark sites and historic districts. The Commission's two major functions are approving any exterior work on landmarks and properties within historic districts (Certificate of Appropriateness) and administering the Landmark Commission Paint and Repair Grant Program, which is funded via CDBG, to aid homeowners with the costs to repair and restore their historic properties in the appropriate manner
13. Describe the role specific staff will have in this project. Who will be responsible for managing the project, reporting to Community Development, preparing invoices, etc.?
The Community Development Department runs the Landmarks Commission Paint and Repair Grant Program. The program administrator is Jeff Fortin, Senior Planner. He will be responsible for project management, reporting, invoicing, etc.
14. Provide a concise description of the proposed project.
Financial and administration/design assistance to owners of qualified historic properties in the care and maintenance of their properties. Assistance primarily is targeted to halt and eliminate blight and decay on each and any threatened residential historic property. As historically and architecturally significant properties age, blight and decay can set in. The LCP&R program is designed to assist historic residential property owners with the proper care and repair/restoration of these valuable community assets. In order to be eligible for this program, the Historic properties must also fall within the 'LMI Eligible Areas' as identified by Waukesha County including census tracts 55133202600, 55133202700, 55133202302 and 55133202500.

If the proposed project is a rehabilitation / ADA / historic rehabilitation of a facility or business, please answer the following:

15. Address of Facility: Historic preservation of various residential addresses/properties throughout the

City's 9 Historic Districts, 50 Local Landmarks, and several National Register Properties.

16. Year it was built:Varies

17. Is the property on a local or national list and/or registered as a historic property?

☒ Yes

☐ No

☐ Don't Know

18. Select how your project will serve Low and Moderate Income People (Choose one if applicable):

☐ Benefit to LMI **individuals** (at least 51% of total beneficiaries of program must be LMI and income information must be gathered from all participants)

☐ **Presumed Benefit** (all individuals served in the program qualify as low income because of the type of population served, i.e.: Elderly, Severely Disabled Adults , Abused Children, Battered Spouses, Homeless Persons, Illiterate Adults , Persons with AIDS, Migrant Farm Workers. Income information does not have to be collected.)

☐ Benefit to an **area** that is primarily residential and is located in an eligible census tract (at least 30.34% of residents are LMI). See instructions for a list of eligible census tracts.) Provide list of census tracts:

☐ Housing units created to benefit LMI individuals or households (every CDBG funded unit must be occupied by and LMI individual or household)

☐ Jobs created to benefit LMI individuals (1 job must be created for every \$35,000 of CDBG funds invested in project; 51% of all jobs created must be for LMI individuals)

☐ Project serves residents of a **NRSA** and agency is a certified CBDO. Provide name of NRSA:

☒ Project addresses conditions of **Slum and Blight** on an Area or Spot Basis. Must provide designation of Slum and Blighted area from jurisdiction when contract is signed, and addresses of affected properties.

☐ ADA Rehabilitation of a public facility or public improvement

19. Describe the need filled for your program or project.

The LCP&R program is designed to assist historic property owners with the proper care and repair/restoration of these valuable community assets so that they continue to provide for local business, industrial, and housing needs in the oldest areas of the City. Many of the Historic properties also fall within the 'LMI Eligible Areas' as identified by Waukesha County. These homes are attractive to lower income and first time homebuyers because they are usually smaller, on smaller lots, and are often in need of repairs. Landmark properties are required to obtain a Certificate of Appropriateness from the Landmarks Commission before beginning any exterior work on a landmark. Special requirements to maintain the Historic look and feel of the property usually require the use of special materials and construction techniques, which add cost to a project. These funds offer a source of relief to the historic property owners in the City to maintain their properties appropriately and protect these cultural resources in the community. Owners also are required to reinvest their own money in their property in addition to any LCP&R monies given from the Landmarks Commission. If we don't receive CDBG funding, there is no other alternate source of funding for this crucial program that we are aware of and it is our belief that without this assistance many properties may not undertake these important repair and

maintenance projects. Entire building exterior repairs are eligible; repairs to roofs, chimneys, gutters, windows, paint, siding, doors, porches and foundation, et al are acceptable.

20. Describe two anticipated measurable outcomes for your proposed project and activities.

The most noticeable measurable outcome is the number of homes and other historic structures that are rehabilitated using these funds. By providing a matching grant the City is making it more economically feasible to do costly home repairs and restoration. Indirect or “domino” effects are also realized via this program. Once one historic property owner completes his/her repairs, then frequently their neighbors are induced to paint or repair their homes in order to “keep up” with what their neighbor has just done. Then the next homeowner on the other side may feel the same way and do the same thing, etc. The other measurable outcome is amount of money invested into these projects. Our grant funds often only make up a small percentage of expensive historic preservation projects.

21. Select the appropriate activity category below for your project. Projects categories are listed in the order of highest priority for 2016 at the top of each list.

Public Services	
	Homeless shelter and services
	Meals / Nutrition
	Youth / Childcare / Abused and neglected children
	Seniors and Disabled
	Substance Abuse / Mental Health / Healthcare
	Transportation
	Domestic abuse
	Education
	Employment training
	HIV / AIDS
	Other (list)

NRSA	
	Meals / Nutrition
	Youth / Childcare / Abused and neglected children
	Seniors and disabled
	Substance Abuse / Mental Health / Healthcare
	Domestic abuse
	Education
	Employment training
	Transportation
	HIV / AIDS
	Other (list)

Housing	
	Homeowner rehabilitation program/loans
	Rental rehabilitation (special needs/transitional or permanent housing for very low income / supportive services and case management attached to units)
	Rental rehabilitation (multi-family projects, general low income population)
	Downpayment assistance
	Housing counseling
	Acquisition / site preparation of land for housing purposes (not construction)
X	Residential historic preservation
	Other (list)

Public Facilities and Improvements (Rehab/construction costs--not operating costs) *the rehab may be for ADA compliance OR to benefit low-moderate income people for each activity	
	Homeless facilities
	Youth / Abused children facilities
	Senior / Disabled facilities
	Facilities for AIDS patients
	Neighborhood / Community centers
	Parks / Playgrounds / Recreational facilities
	Streets / Sidewalk improvements
	Water / Sewer improvements
	Flood drainage improvements
	Parking lots
	Other (list)

Economic Development	
	Loans to small/medium businesses for low-moderate income job creation or retention
	Commercial / Industrial infrastructure development or improvements

	Façade improvement loans to businesses
	Non-residential historic preservation
	Other (list)
Administration and Planning	
	Housing rehab program administration
	Revolving Loan Fund administration
	Fair housing activities
	Planning for communities or NRSAs
	Other (list)

Appendix A: Results of Prior Year Projects

- 22.** Was your agency able to spend the CDBG allocation awarded within the calendar year? (Provide explanation for any extensions into the next year for 2016 and 2017)

We allocated our entire 2016 amount of \$10,000 within the calendar year however some projects that were awarded grant funds were unable to be completed by the end of 2016 so an extension was granted with anticipation of spring completion dates for those that received extensions.

- 23.** Has your agency had any CDBG funds reprogrammed (taken back) by the CDBG Board? (Explain for 2016 and 2017)

Yes, we have had money for housing rehabilitation voluntarily returned due to issues finding interested homeowners. We also found the length of time it takes to do a successful housing rehab program doesn't work well within the 1-year time frame required for CDBG programs. That money has been used for other housing programs in the City of Waukesha We have not had issues finding interested homeowners for this program (Landmark Paint and Repair.