

CDBG Application Number:
CATEGORY:

For Office Use Only



WAUKESHA COUNTY

PROGRAM YEAR 2026 (January 1 – December 31, 2026)

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION FORM
FOR MUNICIPALITIES**

DEADLINE FOR SUBMISSION: March 28, 2025 4:30 pm
Room 320, Waukesha County Administration Building

GENERAL INFORMATION

1. Project Title/Address: _____
2. Applicant's Legal Name: _____
3. Municipality Address (no P.O. Boxes): _____
4. Primary Contact Person/Title: _____
5. Telephone: _____ E-Mail: _____
6. Federal Identification Number (Required): _____
7. Unique Entity Identifier (UEI) Number (Required): _____
8. Amount of CDBG 2026 Funds Requested: _____ Total Project Costs: _____
9. Amount of CDBG Project Funds Received in **2025**: \$ _____
10. Check One:
New Project Continuing previously funded project
11. Provide a concise description of the proposed project.

Needs and Outcomes (30 points)

12. Describe the need for your program or project.

13. Describe the timeline for the project and any major milestones.

14. Describe the goals and outcomes for your project. How will your project address the needs identified above?

Capacity and Experience (30 points)

15. Provide a brief description of your municipality's experience in managing a similar project.

16. Describe the role specific staff will have in this project. Who will be responsible for managing the project, reporting to Waukesha County, preparing invoices, etc.?

BUDGET (25 points)

17. Describe specifically how this project would be affected/scaled back (or canceled) if less than the requested amount would be approved?

18. How will you use the CDBG funds for your project or program?

| Category | Amount of CDBG | % of CDBG total costs |
|-------------------------|----------------|-----------------------|
| Personnel | | |
| Operating/Admin | | |
| Pass through to clients | | |
| Materials | | |
| Construction cost | | |
| Other | | |
| Total | | |

19. Program/Project Budget

Identify the amount of CDBG funds requested along with the source, amount and status of any other funding that will be used to carry out the proposed activity. Attach a copy of the commitment letter from secured funding sources.

| Source | Amount | Secured | Pending | Date Secured |
|---------------|--------|---------|---------|--------------|
| CDBG | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total Funding | | | | |

Consolidated Plan Priorities (10 Points)

20. Select the appropriate activity category below for your project. Projects categories are listed in the order of highest priority for 2026 at the top of each list. Only select **ONE** activity category.

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

| NRSA | |
|------|--|
| | Employment training / Job readiness education |
| | Neighborhood revitalization housing efforts (rehab or new construction) |
| | Crime prevention |
| | Job retention programs |
| | Job creation |
| | Transportation to jobs |
| | Public services |
| | Neighborhood revitalization non-housing efforts (beautification, parks, streets, etc.) |
| | Other (list) |

| Housing | |
|---------|--|
| | Homeowner rehabilitation program /loans |
| | Rental rehabilitation (multi-family projects, general low-income population) |
| | Rental rehabilitation (special needs / transitional housing) |
| | Housing counseling |
| | Downpayment assistance |
| | Acquisition only |
| | 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 |
| | Neighborhood / Community centers |
| | Parks / Playgrounds / Recreational facilities |
| | Streets / Sidewalks improvements |
| | Water / Sewer improvements |
| | Flood drainage improvements |
| | Parking lots |
| | Other (list) |

| Economic Development | |
|----------------------|---|
| | Loans to small/medium businesses for low-moderate income job creation / 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 |
| | Fair housing activities |
| | Planning for communities or NRSAs |
| | Revolving loan fund administration |
| | Other (list) |

Analysis of Impediments to Fair Housing Choice (5 points)

21. Select the activity or activities below that best show how your municipality is working to alleviate impediments identified in the 2020—2024 Analysis of Impediments to Fair Housing Choice. You **MUST** select at least one.

a. Impediment #1: Lack of a regional housing strategy or plan

1. Participate at a local or regional level in a housing plan process that expands housing options for low and moderate income people.
2. Participate in regional housing mobility programs.

b. Impediment #2: Lack of regionally dispersed affordable housing

1. Offer financial incentives, or help to connect to incentives like HOME and CDBG, to encourage the development of affordable housing in low poverty/high opportunity areas.
2. Encourage proper maintenance of privately owned affordable rental housing.

c. Impediment #3: Restrictive local land use regulations and other ordinances

1. In municipalities served by sewer service, allow for the development of new single-family and two-family homes on lots of 10,000 square feet or smaller.
2. Allow for home sizes less than 1,200 square feet.
3. In municipalities served by sewer service, allow for the development of multi-family housing at a density of at least 10 units per acre.
4. To support higher density residential development, expand sanitary sewer services consistent with adopted Regional Sewer Service Plans.
5. Amend design regulations to promote flexibility in development and construction costs.
6. Communities with sewer service should designate recommended Mixed Use areas on local land use plan mapping, and provide for multi-family housing within Mixed Use zoning categories to increase supply of multi-family housing.
7. Adopt inclusionary zoning provisions, such as higher density allowances and a waiver or modification of other development standards where certain set-asides are made for affordable housing for moderate and low-income families.
8. Adopt flexible zoning regulations such as PUD and TND to permit higher densities and a mix of housing types.

d. Impediment #4: Restrictive zoning regulations for group homes and community living facilities

1. Review community living arrangements / group home sections of zoning ordinances to determine if the regulations limit development of these facilities and make appropriate changes.
2. Consider amending local ordinances to allow community living arrangements to be located less than 2500' feet from another such facility.

e. Impediment #5: Prevalent "fear of others" exists among residents, including NIMBYism

1. Develop a diversity awareness curriculum for staff, and fair housing training for key staff.
2. Provide training programs for local leaders, elected officials and general public on the benefits of population and housing diversity.

f. Impediment #6: Strong Jobs-Housing-Transit Mismatch

1. Encourage development of new affordable and/or mixed income housing near job centers in communities throughout the Collaborative region.
2. Facilitate affordable and workforce housing development near existing and planned transportation facilities.
3. Provide incentives for affordable housing development, such as density bonuses and fee waivers, to spur development.
4. Educate elected officials and local leaders of communities in the Collaborative region about the need for affordable and workforce housing to ensure continued economic growth.
5. Designate areas suitable for mixed use development on local land use plan maps. Areas near job centers should be prioritized to provide for a variety of housing types and opportunities to live and work within the same area.

g. Impediment #7: Lack of Fair Housing Enforcement and Guidance

1. Develop fair housing ordinance to affirmatively state desire to provide equal access to housing. A fair housing ordinance typically includes: a. A definition of the protected classes b. Types of real estate transactions that are subject to the ordinance c. Identification of the entity responsible for receiving fair housing complaints
2. Support fair housing enforcement. Consider financially supporting agencies that further fair housing efforts. Host fair housing training in your community. Create and distribute materials on fair housing to landlords and Realtors.

h. Impediment #8: Lack of accessible housing for people with disabilities

1. Prioritize public funding for housing developments that address the needs of people with disabilities or the elderly.
2. Adopt or promote construction design concepts such as universal design (UD) and Visit-ability standards and features in all new housing, including consideration of providing density bonuses or other incentives to encourage such housing.

i. Impediment #9: Gap in homeownership by racial and ethnic minorities compared to white households

1. Create or support the creation of training/counseling programs to encourage current renters to become homeowners to increase the number of minority households in the region who are homeowners.

Appendix A: LMI Qualification

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

- a. Benefit to LMI **individuals** (at least 51% of total beneficiaries of program must be LMI and income information must be gathered from all participants).
- b. **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.)
- c. Benefit to an **area** that is primarily residential and is located in an eligible census tract (at least 36% of residents are LMI). See instructions for a list of eligible census tracts. Define area and provide list of census tracts and applicable block groups Please list entire census tract number:

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- d. Housing units created to benefit LMI individuals or households (every CDBG funded unit must be occupied by and LMI individual or household).
- e. 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).
- f. Project serves residents of a **NRSA** and agency is a certified CBDO. Provide name of NRSA. In addition, NRSA activities should be projects and programs that stimulate revitalization of the area, with a particular focus on economic development and housing. Public services are allowed, as long as they correlate with revitalization efforts. _____
- g. 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.
- h. ADA Rehabilitation of a public facility or public improvement.
- i. Historic Rehabilitation of residential or commercial property. (Project must either address spot slum and blight or the homeowner or business must qualify as low income.)

An officer of the organization's governing body must sign this application:

The undersigned, an authorized officer of the organization, does hereby certify that the information set forth in this grant application is true and correct, that the Federal tax exemption determination letter provided as part of this application has not been revoked and the present operation of the organization and its current sources of support are not inconsistent with the organization's continuing tax exempt classification as set forth in such determination letter.

Name _____ Date: _____

Title _____

Signature

Save Instructions:

Once you download the PDF application file from the Waukesha County website, save it to a file on your computer and rename it (suggestion "2026 CDBG Application"). You may now open the saved, renamed PDF file and fill in the application. You may save your changes and come back to the application at another time to complete it. Once it is complete, save the file (we suggest rename it to something like "Final 2026 CDBG Application w/date"), print 1 copy, sign it, and submit it electronically, by mail or in person, to lmjohnson@waukeshacounty.gov, or the Waukesha County Department of Parks and Land – Community Development before the deadline submission date of **March 28, 2025 by 4:30 pm**.

****If your project is a Public Facilities or Public Improvements project, complete Appendix B and submit with your application.**

****If your project is a Housing Development Project, complete Appendix C and submit with your application.**

****If your project is a Housing Rehabilitation Program, complete Appendix D and submit with your application.**