

CDBG Application Number:

CATEGORY:

*For office use only*

## CITY OF WAUKESHA

PROGRAM YEAR 2027 (January 1 – December 31, 2027)

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

**DEADLINE FOR SUBMISSION: April 24, 2026, 4:30 pm City Hall – Community Development or email to [rgrams@waukesha-wi.gov](mailto:rgrams@waukesha-wi.gov)**

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## GENERAL INFORMATION

1. Project Title: Landmarks Commission Paint and Repair Grants
2. Project Address (if different from Applicant's address): 201 Delafield St., Waukesha, WI 53066
3. Primary Contact Person/Title: Charlie Griffith, Senior Planner
4. Telephone: 262-524-3529
5. E-Mail: cgriffith@waukesha-wi.gov
6. Amount of CDBG 2026 Funds Requested: \$25,000.00
7. Total Project Costs: \$165,000.00 (approx.)
8. National Objective (check all that apply):
  - Benefiting low – and moderate – income persons
  - Preventing or eliminating slums or blight
  - Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.
9. Check One:
  - New Project
  - Continuing previously funded project
10. Provide a brief description of your experience in managing a similar project.

The Landmarks Commission has been managing Paint and Repair grants for the City since at least the 1990's. Administering Paint and Repair Grants is one of the Landmarks Commission's most important functions, along with reviewing and approving exterior work on designated Local Landmark and Historic District properties (Certificates of Appropriateness).

11. 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 Paint and Repair Grant program. The program administrator is Charlie Griffith, Senior Planner. He will be responsible for project management, reporting, invoicing, etc.

**12. Provide a concise description of the proposed project.**

Paint and Repair Grants provide financial assistance to the owners of designated historic properties. Grant amounts are determined by the Landmarks Commission based on a sliding scale guideline. The Landmarks Commission reviews the guidelines on a yearly basis and determines the amount based on the expected total allocation. For the past several years, the guideline amount has been 15% of the cost of a project, to a maximum of \$3,000.00. Grant amounts can be higher or lower than the scale based on fund availability, project costs, or other factors. Grants are paid after the work has been completed and the applicant has paid their contractors.

Grants are available to all residential properties in Waukesha that have local historic designation. The grants are categorized as slum/blight prevention, so the Landmarks Commission needs to make a spot slum/blight designation as part of its approval of a Paint and Repair Grant. This does not mean it is stating that a property is blighted. Instead, it is a statement that the proposed work will be helping to prevent future blight.

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

**13. Address of Facility:** Various addresses throughout the City's historic districts and Local Landmarks

**14. Year it was built** Various. All at least 50 years old.

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

Yes                       No                       Don't Know

**16. 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:

[Click here to enter text.](#)

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:

[Click here to enter text.](#)

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

Historic Preservation of residential or commercial properties. Must be designated on a spot slum and blight basis or homeowner or business must qualify as low income.

**17. Describe the need filled for your program or project.**

Paint and Repair Grants provide assistance with renovation, restoration, and general upkeep of designated Local Landmark and Historic District homes. In Waukesha many of these properties are modest houses located in low to moderate income neighborhoods. 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. The owners of these houses experience higher maintenance and repair costs than other homeowners partially due to the higher standards required by their historic designation, but also just because their houses are old. Paint and Repair Grants help mitigate some of those higher costs.

By making renovation and upkeep projects more likely to happen and to happen in a timely and appropriate fashion, Paint and Repair Grants also help maintain the character of the surrounding neighborhoods. Properly maintained homes reduce blight, help make the neighborhood a more desirable place to live in, which in turn stabilizes property values, and can also encourage neighbors to undertake similar work on their own homes. This is true everywhere, but it is especially applicable for properties in Historic Districts, which constitute the vast majority of the City's designated historic homes.

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

The most obvious 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. The program also has indirect or "domino" effects. Once one historic property owner completes his/her repairs, their neighbors are frequently induced to paint or repair their homes in order to "keep up." 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.

19. Select the appropriate activity category below for your project.

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

- 20.** Was your department able to spend the CDBG allocation awarded within the calendar year? (Provide explanation for any extensions into the next year for 2024-25)

The Landmarks Commission allocated all 2025 funds by the end of the year. In total, the Landmarks Commission approved twelve grants. Two of the projects weren't complete by the end of the year, so the funds for those projects, a total of \$6,432.00, were carried over into the new year. One of the two projects has been completed this spring, and the funds have been paid out. The other applicant expects to have the work done sometime this spring. The grant funds will be kept available until all 2026 money has been allocated.

- 21.** Has your department had any CDBG funds reprogrammed (taken back) by the CDBG Board? (Explain for 2025)

The Landmarks Commission has not returned any money from Paint and Repair Grants, but has had funds for projects extended into the next calendar year.