# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

**1. Introduction**

The City of Neenah is located in Winnebago County, in northeastern Wisconsin.  It was incorporated in 1873 on the Fox River, making it a center for transportation and power.  Neenah's early industries of lumber, milling and paper formed the base of a manufacturing economy that continues to include paper, related industries of printing and packaging, as well as the development of plastics and computer products.

Neenah is the second largest city in a larger metropolitan area (known as the Fox Cities) that had a 2010 population of 236,000.  The 2010 Census population for the City was 24,833, a 1.33% increase over the 2000 Census population.  Neenah’s incorporated area is 9.61 square miles.

Neenah's oldest housing is concentrated on Doty Island and the area near the central business district.  The first subsidized housing for households with low incomes was developed in the 1970s.  Development of subsidized housing has included Section 8 Elderly Rental, Section 8 Family Rental, Section 236 Family Rental, Section 8 Existing Housing Rental Assistance, Large Family Public Housing, and Section 202 Elderly Rental Housing.

The City's population and housing are affected by its location within the metropolitan area.  The high degree of mobility among the municipalities and the outlying areas for housing and jobs has been and will continue to be an important factor in the Neenah housing market.

Community Development Block Grant funds are generally directed to central city neighborhoods, which are the areas of low income households and greater racial/ethnicity concentration.  However, residents in all areas of the City may qualify for programs that have a low income requirement.  Priorities for funding are assigned based on determination of needs and the impact of the funding available.  There are needs that are underserved by the CDBG program, due to limited and reduced funding, and capacity limits of City government and public service agencies.

**2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Goals to be addressed with the Community Development Block Grant that are identified in the plan include:

Public Services

Housing Development Activities

Economic Development Activties

Neighborhood Revitalization

Fair Housing and Planning

Program Administration

**3. Evaluation of past performance**

The City's use of Community Development Block Grant funds since 1984 has included public services, housing rehabilitation, small business and facade improvements, central business district and Doty Island development, acquisition for housing development, blight elimination, neighborhood improvements and public facilities.  These type of projects have been effective in addressing the needs of low and moderate income households, housing and economic development, and neighborhood improvements, and are proposed to meet ongoing needs and conditions.

**4. Summary of citizen participation process and consultation process**

Citizen input was invited through a public hearing and a comment and application period. Community organizations were also consulted during this period regarding housing and community development needs. The proposed plan was released and a thirty-day public comment period was held followed by another public hearing opportunity, and a review by the Community Development Authority and the Finance and Personnel Committee.  The Neenah Common Council held a public hearing followed by their consideration and approval. Newspaper ads and City website notices were published regarding the use of the Community Development Block Grant.

**5. Summary of public comments**

Please see the attached meeting minutes at the end of the plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments or views not accepted.

**7. Summary**

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| **Agency Role** | **Name** | **Department/Agency** |
| --- | --- | --- |
|  |  |  |

|  |  |  |
| --- | --- | --- |
| CDBG Administrator |  | Community Development Department |

Table 1 – Responsible Agencies

**Narrative**

**Consolidated Plan Public Contact Information**

Carol Kasimor

920-886-6128

ckasimor@ci.neenah.wi.us

## PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

**1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Neenah works with health and other agencies to better coordinate services for residents through the CDBG process and program evaluation, and the City's participation in the Fox Cities Housing Coalition and the United Way Basic  Needs and Self-Sufficiency Impact Area.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City coordinates efforts with Homeless Connections (formerly Emergency Shelter) to provide shelter and services to homeless individuals and families from Neenah and those at risk of homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Neenah does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

|  |  |  |
| --- | --- | --- |
| 1 | **Agency/Group/Organization** | WINNEBAGO CONFLICT RESOLUTION CENTER |
| **Agency/Group/Organization Type** | Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low/moderate income persons for tenant/landlord issues and other mediation needs. |
| 2 | **Agency/Group/Organization** | REACH COUNSELING SERVICES |
| **Agency/Group/Organization Type** | Services-Health |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless Homeless Needs - Families with children |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low/moderate income persons for sexual abuse counseling. |
| 3 | **Agency/Group/Organization** | Friendship Place |
| **Agency/Group/Organization Type** | Services-Health |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low/moderate income persons for mental health services. |
| 4 | **Agency/Group/Organization** | EMERGENCY SHELTER OF THE FOX VALLEY |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of homeless individuals and families. |
| 5 | **Agency/Group/Organization** | CHRISTINE ANN DOMESTIC ABUSE SERVCICES |
| **Agency/Group/Organization Type** | Housing Services-Victims of Domestic Violence |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homeless Needs - Families with children |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Housing and service needs of survivors of domestic abuse. |
| 6 | **Agency/Group/Organization** | BEST FRIENDS OF NEENAH-MENASHA |
| **Agency/Group/Organization Type** | Services-Children |
| **What section of the Plan was addressed by Consultation?** | Public Service Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low and moderate income youth for mentoring services. |
| 7 | **Agency/Group/Organization** | HOUSING PARTNERSHIP OF THE FOX CITI |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low income households for affordable rental units. |
| 8 | **Agency/Group/Organization** | HABITAT FOR HUMANITY OF GREATER FOX CITIES AREA |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low and moderate income households for affordable housing. |
| 9 | **Agency/Group/Organization** | ADVOCAP INC. |
| **Agency/Group/Organization Type** | Services-Elderly Persons |
| **What section of the Plan was addressed by Consultation?** | Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low and moderate income elderly persons for basic services. |
| 10 | **Agency/Group/Organization** | FINANCIAL INFORMATION AND SERVICE CENTER |
| **Agency/Group/Organization Type** | Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low and moderate income persons for financial counseling. |
| 11 | **Agency/Group/Organization** | Metropolitan Milwaukee Fair Housing Council |
| **Agency/Group/Organization Type** | Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Fair housing needs. |
| 12 | **Agency/Group/Organization** | Oshkosh/Winnebago County Housing Authority |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Needs of low and moderate income households for public housing, assisted housing, and homebuyer services. |

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| **Name of Plan** | **Lead Organization** | **How do the goals of your Strategic Plan overlap with the goals of each plan?** |
| --- | --- | --- |
| Continuum of Care |  |  |

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Neenah cooperates and coordinates with the City of Appleton and the City of Oshkosh, adjacent units of general local government and CDBG formula grantees, particularly in the planning and implementation of fair housing services.

**Narrative (optional):**

## PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process included a 10 day opportunity for comments on needs, suggestions for use of grant funds, and applications for funding from the 2015 grant. Three public hearings, two committee meetings and a 30-day public comment period were offered to citizens, resulting in goals and a plan for 2015 funds.

**Citizen Participation Outreach**

| **Sort Order** | **Mode of Outreach** | **Target of Outreach** | **Summary of**  **response/attendance** | **Summary of**  **comments received** | **Summary of comments not accepted and reasons** | **URL (If applicable)** |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Public Hearing | Minorities   Persons with disabilities   Non-targeted/broad community   Residents of Public and Assisted Housing | Four citizens commented at public hearings and through a written comment. | Comments were heard regarding the need for services for seniors, shelter and services, and housing rehabilitation and neighborhood improvements. |  |  |
| 2 | Newspaper Ad | Minorities   Persons with disabilities   Non-targeted/broad community   Residents of Public and Assisted Housing | Newspaper ads advertised public hearings and opportunity to comment. | No comments were received. |  |  |
| 3 | Internet Outreach | Minorities   Persons with disabilities   Non-targeted/broad community   Residents of Public and Assisted Housing | City website notices invited participation in the process and comment on the plan. | No comments were received. |  |  |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

**Needs Assessment Overview**

The City’s population grew by 4% between 2000 and 2011, though the number of households grew by an increased rate of 6%.  Median income grew by 14%, though 40% of households are low or moderate income households.  Most of the households with at least one person 62 years of age or older have low or moderate incomes.  Households with children 6 years of age or younger are about evenly divided between low/moderate income and 100% of median income and above.

Housing cost burdens tend to be the most frequent housing problem.  Disproportionately greater need is in the 80-100% of area median income category for Asian households.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

**Summary of Housing Needs**

The most common housing problems among owners and renters up to 100% of the median income were those having a housing cost burden greater than 30% of income;  735 of renter households and 820 owner households reported this problem.  In addition, 394 of renter households reported having a housing cost burden of greater than 50% of income, and 360 of owner households reported a housing cost burden of greater than 50%.  Of renter households, 20 reported having zero or negative income, while 15 owner households reported this problem.

Substandard housing, defined as lacking complete plumbing or kitchen facilities, was reported by 45 renter households who had incomes up to 100% of the median income.

Of the same renters and owners, 439 renters reported having one or more of the housing problems, while 360 owners reported one or more housing problems.

Overcrowding was not reported as a housing problem.

| **Demographics** | **Base Year: 2000** | **Most Recent Year: 2011** | **% Change** |
| --- | --- | --- | --- |
| Population | 24,507 | 25,417 | 4% |
| Households | 9,756 | 10,389 | 6% |
| Median Income | $45,773.00 | $52,085.00 | 14% |

Table 5 - Housing Needs Assessment Demographics

|  |  |
| --- | --- |
| **Data Source:** | 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year) |

**Number of Households Table**

|  | **0-30% HAMFI** | **>30-50% HAMFI** | **>50-80% HAMFI** | **>80-100% HAMFI** | **>100% HAMFI** |
| --- | --- | --- | --- | --- | --- |
| Total Households \* | 750 | 1,255 | 2,155 | 1,220 | 5,010 |
| Small Family Households \* | 195 | 280 | 680 | 500 | 3,055 |
| Large Family Households \* | 35 | 55 | 175 | 85 | 440 |
| Household contains at least one person 62-74 years of age | 110 | 165 | 400 | 215 | 635 |
| Household contains at least one person age 75 or older | 175 | 250 | 255 | 39 | 340 |
| Households with one or more children 6 years old or younger \* | 160 | 185 | 370 | 330 | 460 |

|  |
| --- |
| \* the highest income category for these family types is >80% HAMFI |

Table 6 - Total Households Table

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 0 | 30 | 15 | 0 | 45 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 295 | 70 | 25 | 4 | 394 | 120 | 125 | 90 | 25 | 360 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 90 | 455 | 190 | 0 | 735 | 75 | 115 | 345 | 285 | 820 |
| Zero/negative Income (and none of the above problems) | 20 | 0 | 0 | 0 | 20 | 15 | 0 | 0 | 0 | 15 |

Table 7 – Housing Problems Table

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 295 | 100 | 40 | 4 | 439 | 120 | 125 | 90 | 25 | 360 |
| Having none of four housing problems | 225 | 695 | 965 | 320 | 2,205 | 75 | 335 | 1,060 | 870 | 2,340 |
| Household has negative income, but none of the other housing problems | 20 | 0 | 0 | 0 | 20 | 15 | 0 | 0 | 0 | 15 |

Table 8 – Housing Problems 2

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

3. Cost Burden > 30%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 130 | 160 | 35 | 325 | 30 | 60 | 145 | 235 |
| Large Related | 35 | 4 | 0 | 39 | 0 | 14 | 80 | 94 |
| Elderly | 85 | 130 | 50 | 265 | 140 | 55 | 79 | 274 |
| Other | 130 | 245 | 130 | 505 | 25 | 110 | 135 | 270 |
| Total need by income | 380 | 539 | 215 | 1,134 | 195 | 239 | 439 | 873 |

Table 9 – Cost Burden > 30%

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

4. Cost Burden > 50%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 90 | 10 | 0 | 100 | 30 | 30 | 35 | 95 |
| Large Related | 35 | 4 | 0 | 39 | 0 | 4 | 20 | 24 |
| Elderly | 60 | 25 | 25 | 110 | 75 | 15 | 4 | 94 |
| Other | 110 | 30 | 0 | 140 | 15 | 75 | 30 | 120 |
| Total need by income | 295 | 69 | 25 | 389 | 120 | 124 | 89 | 333 |

Table 10 – Cost Burden > 50%

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

5. Crowding (More than one person per room)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Multiple, unrelated family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 11 – Crowding Information – 1/2

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Describe the number and type of single person households in need of housing assistance.**

The City of Neenah currently does not have data on the number of single person households needing housing assistance.  However, information about housing cost burden greater than 30% and 50% of income is available by type of household.  Of elderly households with incomes up to 80% of median income, some of whom may be one person households, 265 report a housing cost burden of greater than 30%.  Of elderly households in the same income category, 110 report housing cost burdens greater than 50%.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The City of Neenah currently does not have data regarding the number and type of families who are disabled and in need of housing assistance.

In 2014, there were 78 persons affected by domestic violence who were served with shelter or services through Christine Ann Domestic Abuse Services.

**What are the most common housing problems?**

The most common housing problems among owners and renters up to 100% of the median income were those having a housing cost burden greater than 30% of income;  735 of renter households and 820 owner households reported this problem.  In addition, 394 of renter households reported having a housing cost burden of greater than 50% of income, and 360 of owner households reported a housing cost burden of greater than 50%.  Of renter households, 20 reported having zero or negative income, while 15 owner households reported this problem.

Substandard housing, defined as lacking complete plumbing or kitchen facilities, was reported by 45 renter households who had incomes up to 100% of the median income.

Of the same renters and owners, 439 renters reported having one or more of the housing problems, while 360 owners reported one or more housing problems.

Overcrowding was not reported as a housing problem.

**Are any populations/household types more affected than others by these problems?**

Renter and owner households with incomes in the 0-30% and 31-50% income categories, and owners in the 50-80% and 81-100% categories were most likely to have housing cost burdens greater than 30%.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The City of Neenah does not have data regarding Neenah residents who are receiving rapid re-housing assistance.

Households with one or more severe housing problems (439 renter and 25 owner) are at risk of becoming unsheltered.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Households with one or more severe housing problems (439 renter and 25 owner) are at risk of becoming unsheltered.

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

**0%-30% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 575 | 140 | 35 |
| White | 540 | 140 | 35 |
| Black / African American | 10 | 0 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 20 | 0 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**30%-50% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 800 | 455 | 0 |
| White | 780 | 415 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 10 | 0 | 0 |
| American Indian, Alaska Native | 0 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**50%-80% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 665 | 1,490 | 0 |
| White | 645 | 1,315 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 0 | 70 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 10 | 90 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**80%-100% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 315 | 905 | 0 |
| White | 280 | 890 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 35 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 15 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**Discussion**

In the 80-100% of Area Median Income category, the Asian group has a disproportionately greater share of housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

**0%-30% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 415 | 300 | 35 |
| White | 375 | 300 | 35 |
| Black / African American | 10 | 0 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 20 | 0 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**30%-50% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 225 | 1,030 | 0 |
| White | 205 | 985 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 10 | 0 | 0 |
| American Indian, Alaska Native | 0 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**50%-80% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 130 | 2,025 | 0 |
| White | 130 | 1,830 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 0 | 70 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 100 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**80%-100% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 30 | 1,190 | 0 |
| White | 30 | 1,140 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 0 | 35 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 15 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**Discussion**

No disproportionate greater needs.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

**Housing Cost Burden**

| **Housing Cost Burden** | **<=30%** | **30-50%** | **>50%** | **No / negative income (not computed)** |
| --- | --- | --- | --- | --- |
| Jurisdiction as a whole | 3,030 | 1,565 | 755 | 35 |
| White | 7,300 | 1,760 | 745 | 35 |
| Black / African American | 15 | 10 | 10 | 0 |
| Asian | 175 | 45 | 10 | 0 |
| American Indian, Alaska Native | 65 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 135 | 10 | 20 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

**Discussion:**

Though racial and ethnic minorities have higher percentages of housing cost burdens, the share is not disproportionate (10% above category as a whole.)

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

In the 80-100% income category of housing problems, the Asian group has a disproportionaley greater need.  The housing problem may be one or more of the following:

1) Lacks complete kitchen facilities 2) Lacks complete plumbing facilities 3) More than one person per room 4) Cost burden greater than 30%.

**If they have needs not identified above, what are those needs?**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The City has not identified racial or ethnic groups being located in specific areas.

## 

## NA-35 Public Housing – 91.205(b)

**Introduction**

Winnebago County manages units and vouchers in the City of Neenah. The number of units and vouchers, resident characteristics, race and ethnicity are for Winnebago County, including the City of Neenah but not including the City of Oshkosh.

**Totals in Use**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| # of units vouchers in use | 0 | 0 | 76 | 386 | 0 | 384 | 2 | 0 | 0 |

Table 22 - Public Housing by Program Type

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Characteristics of Residents**

| **Program Type** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** |
| Average Annual Income | 0 | 0 | 18,805 | 12,622 | 0 | 12,654 | 6,394 | 0 |
| Average length of stay | 0 | 0 | 4 | 4 | 0 | 4 | 0 | 0 |
| Average Household size | 0 | 0 | 4 | 1 | 0 | 1 | 1 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 1 | 91 | 0 | 91 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 16 | 209 | 0 | 208 | 1 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 76 | 386 | 0 | 384 | 2 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Race of Residents**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Race** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| White | 0 | 0 | 58 | 349 | 0 | 347 | 2 | 0 | 0 |
| Black/African American | 0 | 0 | 4 | 25 | 0 | 25 | 0 | 0 | 0 |
| Asian | 0 | 0 | 11 | 8 | 0 | 8 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 3 | 4 | 0 | 4 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 24 – Race of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Ethnicity of Residents**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Ethnicity** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| Hispanic | 0 | 0 | 3 | 11 | 0 | 11 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 73 | 375 | 0 | 373 | 2 | 0 | 0 |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 25 – Ethnicity of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There is no waiting list for accessible units in Neenah.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

There are 142 on the waiting list for public housing in Neenah, and 661 on the Section 8 Voucher Program for Winnebago County.

**How do these needs compare to the housing needs of the population at large**

Almost 20% of City of Neenah households either have incomes between 0-30% or 31-50% of area median income.  These households compare with those on the waiting list in terms of income.

**Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

**Introduction:**

Information on persons experiencing homelessness is obtained from reports submitted by Homeless Connections for the CDBG PY 2014.

**Homeless Needs Assessment**

|  | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| **Population** | **Estimate the # of persons experiencing homelessness on a given night** | | **Estimate the # experiencing homelessness each year** | **Estimate the # becoming homeless each year** | **Estimate the # exiting homelessness each year** | **Estimate the # of days persons experience homelessness** |
|  | **Sheltered** | **Unsheltered** |  |  |  |  |
| Persons in Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

|  |  |
| --- | --- |
|  | |
| **Data Source Comments:** |  |

|  |  |
| --- | --- |
| Indicate if the homeless population is: | Has No Rural Homeless |

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

During the 2014 program year, 99 persons were given shelter and services at the Homeless Connections shelter.

**Nature and Extent of Homelessness: (Optional)**

| **Race:** | **Sheltered:** | **Unsheltered (optional)** |
| --- | --- | --- |
| White | 0 | 0 |
| Black or African American | 0 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Of the 99 persons provided shelter at Homeless Connections during the 2014 program year, the following racial and ethnic groups were served:

White - 60          White and Hispanic - 5

Black/African American - 22      Black/African American and Hispanic - 1

Asian - 2

American Indian/Alaskan Native - 2

Black/African American and White - 3

Other Multi-Racial - 2                      Other Multi-Racial and Hispanic -2

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Any information the City of Neenah has about unsheltered homeless persons is from the Point-In-Time counts conducted twice per year.

In each of 2014 and 2015, two people were identified as being unsheltered.

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

**Introduction:**

**Describe the characteristics of special needs populations in your community:**

**Elderly persons.** The upper age range of Neenah is growing.  Between 1980 and 1990, those aged 65 to 74 increased 12%, and there was a 24% increase in the population aged 75 and over. Between 1990 and 2000, the population between ages 65 and 74 was expected to increase 19%, and those aged 75 and over were also expected to increase by 19%.

**Persons with cognitive disabilities.** The Winnebago County Department of Human Services (DHS) provided information regarding the need for housing and services for the cognitively disabled.  DHS identified housing needs on both short term and long term bases.  The short term needs consist of individuals coming from institutional care settings who need transitional housing before being integrated into the community.  The stay is expected to be about 10 days, after which an intermediate facility is provided to gain independent living skills.  For living arrangements for indefinite time periods after these transitional settings, the Community Based Residential Facilities (CBRFs) and the "apartment living" program have been options.  The apartment living program provides support to individuals so that they may remain in the community.  The emphasis is now on these smaller, shared living arrangements or purchase of homes by individuals**.**

**Persons with physical disabilities.** United Cerebral Palsy of Winnebagoland, Inc. (UCP) was consulted for information regarding housing needs for their clientele.  Accessible housing with a range of types of support services is needed for this population.  The organization estimates that any number of their clientele could require supported housing in the next 5 years. 

**Persons with developmental disabilties.** The Winnebago County Department of Human Services has been maintaining waiting lists for housing and services for the developmentally disabled.  DHS perceives a gap between the demand and an ability to meet the needs for the developmentally disabled.  As parents of adult children in this population are no longer able to care for their children, the expectation that Winnebago County can provide for those housing needs will not be able to be met.  It is the Department's opinion that, at least in regard to DHS funding, public funds will not keep up with the need for housing and services.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

**Needs of elderly persons.** There is a wide range of housing and supportive service needs for the elderly in the City of Neenah.  Many older adults living in their own homes require help with home maintenance, modification or repairs, and services such as meals and preventative health care at community sites, or delivery by social service agencies of those services to individuals' homes.

Elderly households with fixed and/or lower incomes who have sold their homes or live in apartments require affordable and accessible units.  They may also need supportive services in the community at large, or services delivered to them.

**Needs of frail elderly persons.** These needs include accessible housing, assistance with household and personal care, meal sites and home delivered meals, companionship, home health care and skilled nursing care, transportation, and day care outside of the home.

**Needs of persons with cognitive disabilities.** DHS and the Alliance for the Mentally Ill serve to support individuals with mental illness, as well as their families.  Currently, their clients live in a range of housing types, including institutions, group homes, room and board establishments, supported and non-supported rental units, and with family members.  For those able to live semi-independently, low-income apartments with support staff available is the living arrangement of preference rather than boarding houses or group homes.  This population usually has limited incomes, either public assistance and/or low paying jobs  because of their disability.  Supported rental housing would be the Alliance's choice should the organization be able to purchase housing.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The prevention clientele of the AIDS Resource Center of Wisconsin in the Appleton office is approximately 300 persons.

**Discussion:**

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

**Describe the jurisdiction’s need for Public Facilities:**

Transportation and parking facilities as well as park improvements have been determined as public facilities needs that may continue to be funded in the planning period.

**How were these needs determined?**

Consultation with economic development and parks and recreation staff determined that these are needs for business development and neighborhood improvements.

**Describe the jurisdiction’s need for Public Improvements:**

Needs for public improvements are discussed in public facilities.

**How were these needs determined?**

**Describe the jurisdiction’s need for Public Services:**

Public services meet the needs of homeless persons, domestic abuse survivors, the elderly, sexual abuse survivors, tenants and landlords, persons needing budget counseling, and youth.

**How were these needs determined?**

Needs were determined through public hearings and requests for proposals for services.

# Housing Market Analysis

## MA-05 Overview

**Housing Market Analysis Overview:**

Most of the City’s residential units are 1-unit, detached structures (69%). Of the multiple-family units, 1,285 units are located in 2-4 unit buildings, while about an equal number are located in 5-19 unit buildings.

Home owners comprise almost 70% of the housing units.

Both home values and rents have increased between 2000 and 2011, 42% and 15%, respectively.

About half of rents paid are under $500 (48.7%), and rents between $500 and $999 comprise 47.5%.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

**Introduction**

**All residential properties by number of units**

| **Property Type** | **Number** | **%** |
| --- | --- | --- |
| 1-unit detached structure | 7,534 | 69% |
| 1-unit, attached structure | 373 | 3% |
| 2-4 units | 1,285 | 12% |
| 5-19 units | 1,164 | 11% |
| 20 or more units | 466 | 4% |
| Mobile Home, boat, RV, van, etc | 49 | 0% |
| ***Total*** | ***10,871*** | ***100%*** |

Table 27 – Residential Properties by Unit Number

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Unit Size by Tenure**

|  | **Owners** | | **Renters** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| No bedroom | 21 | 0% | 40 | 1% |
| 1 bedroom | 56 | 1% | 771 | 24% |
| 2 bedrooms | 1,132 | 16% | 1,863 | 59% |
| 3 or more bedrooms | 6,004 | 83% | 502 | 16% |
| ***Total*** | ***7,213*** | ***100%*** | ***3,176*** | ***100%*** |

Table 28 – Unit Size by Tenure

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Residential units to be assisted with CDBG funding will include those occupied by low and moderate income households.  Projects serving renters in detached and multi-family as well as single family owner-occupied properties will be considered.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost from the affordable housing inventory due to expiration of Section 8 contracts.

**Does the availability of housing units meet the needs of the population?**

Data on housing cost burden indicates that there is a mismatch between income and housing affordability for a number of households in the community.

Data on overcrowding does not indicate a mismatch in the size of units and household needs.

**Describe the need for specific types of housing:**

No specific types of housing have been identified as a development need.  However, rental housing affordable to moderate income households ("workforce housing") has been identified as a market demand.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

**Introduction**

**Cost of Housing**

|  | **Base Year: 2000** | **Most Recent Year: 2011** | **% Change** |
| --- | --- | --- | --- |
| Median Home Value | 92,900 | 131,800 | 42% |
| Median Contract Rent | 443 | 509 | 15% |

Table 29 – Cost of Housing

|  |  |
| --- | --- |
| **Data Source:** | 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year) |

| **Rent Paid** | **Number** | **%** |
| --- | --- | --- |
| Less than $500 | 1,548 | 48.7% |
| $500-999 | 1,507 | 47.5% |
| $1,000-1,499 | 73 | 2.3% |
| $1,500-1,999 | 0 | 0.0% |
| $2,000 or more | 48 | 1.5% |
| ***Total*** | ***3,176*** | ***100.0%*** |

Table 30 - Rent Paid

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Housing Affordability**

| **% Units affordable to Households earning** | **Renter** | **Owner** |
| --- | --- | --- |
| 30% HAMFI | 275 | No Data |
| 50% HAMFI | 1,155 | 520 |
| 80% HAMFI | 2,375 | 1,745 |
| 100% HAMFI | No Data | 2,719 |
| ***Total*** | ***3,805*** | ***4,984*** |

Table 31 – Housing Affordability

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

**Monthly Rent**

| **Monthly Rent ($)** | **Efficiency (no bedroom)** | **1 Bedroom** | **2 Bedroom** | **3 Bedroom** | **4 Bedroom** |
| --- | --- | --- | --- | --- | --- |
| Fair Market Rent | 474 | 513 | 665 | 886 | 1,178 |
| High HOME Rent | 474 | 516 | 665 | 886 | 1,178 |
| Low HOME Rent | 474 | 516 | 665 | 886 | 1,017 |

Table 32 – Monthly Rent

|  |  |
| --- | --- |
| **Data Source Comments:** | HUD FMR and HOME Rents |

**Is there sufficient housing for households at all income levels?**

In terms of household numbers, there is insufficient housing affordable to households at the 0-30% median income level, and insufficient renter housing at the 30-50% median income level.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Between 2000 and 2011, median home values increased by 42%, which may indicate a growing inability for low and moderate income households to become home owners.  Rents increased during the same time period by 15%, maintaining a level of affordability.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Area Median Rent is very similar to the HOME / Fair Market Rent for a 1-bedroom unit.  Preservation of existing units is part of the strategy to provide housing to households at all income levels.

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

**Introduction**

**Definitions**

Substandard is a condition in which repairs would cost more than 50% of the assessed value to bring to Housing Quality Standards.

Substandard condition but suitable for rehabilitation includes properties in which one or more mechanical or structural component is defective but costs are less than 50% of the value.

**Condition of Units**

| **Condition of Units** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| With one selected Condition | 1,479 | 21% | 1,191 | 38% |
| With two selected Conditions | 0 | 0% | 30 | 1% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 5,734 | 80% | 1,955 | 62% |
| ***Total*** | ***7,213*** | ***101%*** | ***3,176*** | ***101%*** |

Table 33 - Condition of Units

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Year Unit Built**

| **Year Unit Built** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| 2000 or later | 501 | 7% | 481 | 15% |
| 1980-1999 | 1,536 | 21% | 799 | 25% |
| 1950-1979 | 3,386 | 47% | 1,325 | 42% |
| Before 1950 | 1,790 | 25% | 571 | 18% |
| ***Total*** | ***7,213*** | ***100%*** | ***3,176*** | ***100%*** |

Table 34 – Year Unit Built

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 CHAS |

**Risk of Lead-Based Paint Hazard**

| **Risk of Lead-Based Paint Hazard** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| Total Number of Units Built Before 1980 | 5,176 | 72% | 1,896 | 60% |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Housing Units build before 1980 with children present | 305 | 4% | 295 | 9% |

Table 35 – Risk of Lead-Based Paint

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present) |

**Vacant Units**

|  | **Suitable for Rehabilitation** | **Not Suitable for Rehabilitation** | **Total** |
| --- | --- | --- | --- |
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 CHAS |

**Need for Owner and Rental Rehabilitation**

Of the City's owner-occupied units, 72% were constructed before 1979, and of the rental units, 60%, indicating an ongoing need for housing rehabilitation.

Of owner-occupied units, 21% have one condition requiring repair, while 38% of the rental units have one condition.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Given the number of units and the their year of construction, 2,349 are estimated to contain lead-based paint hazards, plus or minus 10% (Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures).  This number does not account for properties in which hazards have been abated.

**Discussion**

## MA-25 Public and Assisted Housing – 91.210(b)

**Introduction**

Winnebago County Housing Authority owns public housing in the City of Neenah and administers tenant-based vouchers throughout Winnebago County.

Section 8 housing is also administered by two private management companies in the City.

Rooftree manages the Neenah Court Apartments, which has 24 units of family housing made up of 2 and 3 bedroom units.

Dominium manages 31 units of scattered site family units, having 2 and 3 bedrooms.

Dominium also manages 2 elderly housing apartment complexes, Hearthside Apartments and Fireside Commons, each having 60 units for a total of 120 units.

None of the Section 8 units are expected to be lost from the inventory, either by conversion or demolition.

**Other Assisted Housing**

Registered Homes owns 72 units of family housing, consisting of 2 and 3 bedroom units, that were constructed through Section 236.

Franciscan Ministries, Inc. opened 38 units of elderly housing in 1993, financed through Section 202.  All are one bedroom independent living apartments.

Villa St. Clare, also owned by FMI, opened in 1994, with 40 units of efficiency, 1 bedroom and large 1 bedroom units.  Meals are available, and other features are available such as an emergency response system, and assisted bathing facilities.  Some unit rents are set aside for lower income persons.

Valley VNA owns 60 assisted living units, and 32 units of independent senior living apartments, all of which are market rate apartments.

**Totals Number of Units**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  \* |
| # of units vouchers available |  |  | 85 | 413 |  |  | 0 | 0 | 0 |
| # of accessible units |  |  |  |  |  |  |  |  |  |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 37 – Total Number of Units by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are 12 units of public housing in the City of Neenah, built in 1990 - 1992, which remain in good physical condition.  The 5 duplexes and 2 single family units contain 3, 4, and 5 bedrooms, and one of the units is handicapped accessible.

**Public Housing Condition**

| **Public Housing Development** | **Average Inspection Score** |
| --- | --- |
|  |  |

Table 38 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The 12 units of public housing continue to be in good condition.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Winnebago County Housing Authority undertakes resident initiatives such as encouraging homeownership through training and assistance programs, recommends consumer credit counseling where appropriate, offers housekeeping training, and makes information and referrals about subjects such as parenting and domestic abuse available to residents.

**Discussion:**

## 

## MA-30 Homeless Facilities and Services – 91.210(c)

**Introduction**

Outreach and assessment is primarily managed by Homeless Connections (formerly Emergency Shelter) and Salvation Army Resource Center, and information and referral is also conducted by members of the continuum of housing and services.  There are no homeless shelters in the City of Neenah, and so Neenah residents who need shelter may go to the shelter in Appleton operated by Homeless Connections, be housed by voucher at a motel through the Salvation Army, or are sheltered by the Fox Valley Warming Shelter.  Individuals who are mentally ill and homeless are referred by the Winnebago Department of Community Programs for shelter at a Community-Based Residential Facility located in Oshkosh.  Individuals and families affected by domestic abuse can seek shelter through the Christine Ann  Domestic Abuse Services, which operates a shelter in Oshkosh.  Homeless Connections also operates a program to assist households at risk of being homeless, and the chronically homeless, through case management to prevent their entry or re-entry into the shelter.

The Housing Partnership of the Fox Cities operates transitional housing in the area. Transitional housing is managed primarily by providing case management services to families who also occupy rental units owned by the Partnership.  Residents are assisted to get training, obtain employment, find day care, and complete other tasks so that their lives are stabilized and they are able to find and maintain permanent housing.  The transitional units located throughout the Fox Cities are available to families for up to 18 months.  The Partnership owns 10 units of rental housing for very low income households in Neenah.

Advocap operates 4 units of transitional housing in Menasha, available primarily to households coming from the domestic abuse shelters in Oshkosh and Appleton.  Advocap also assists 5 households in private rental units with rent subsidies and case management.

There are no day shelters or soup kitchens or other similar facilities in Neenah available to the homeless.  However, the Neenah Police Department, Salvation Army, the St. Vincent dePaul Society and local churches provide vouchers, monetary assistance, and referrals for shelter and food.

There are currently no permanent supportive housing units in the City.

**Facilities and Housing Targeted to Homeless Households**

|  | **Emergency Shelter Beds** | | **Transitional Housing Beds** | **Permanent Supportive Housing Beds** | |
| --- | --- | --- | --- | --- | --- |
| **Year Round Beds (Current & New)** | **Voucher / Seasonal / Overflow Beds** | **Current & New** | **Current & New** | **Under Development** |
| Households with Adult(s) and Child(ren) | 78 | 0 | 0 | 0 | 0 |
| Households with Only Adults | 0 | 50 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

|  |  |
| --- | --- |
| **Data Source Comments:** | Homeless Connections and Warming Shelter facilities |

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

Food -- The Salvation Army offers a food pantry at the Human Services building, and St. Joseph's Food Pantry in Menasha offers assistance regardless of residency.  Hot meals are provided by Advocap to older adults through the meal sites in Neenah, with a donation requested.  Meals are available through the Community Table located at St. Thomas Episcopal Church in Menasha, and meals are also available at the Salvation Army in Appleton.

Clothing -- Bethesda Thrift Mart, St. Vincent dePaul Society Clothing Store, and a Goodwill Store are located in Neenah and offers clothing, shoes and household goods at lower prices.  The Community Clothes Closet, located in Menasha, makes clothing available to individuals regardless of residency.

Financial Assistance -- The Winnebago Department of Human Services administers financial assistance programs that can assist homeless persons.  They include W-2, food stamps, Badger Care, Medical Assistance, and Emergency Assistance.  Social Security and Supplemental Social Security Income are also available to qualified applicants through the Social Security Administration.  Limited Emergency Assistance - Valley Ecumenical Network (LEAVEN), headquartered in Menasha, coordinates emergency assistance in the area, and provides stopgap funding for housing and services on the basis of applicant income and circumstances.  Financial Information and Service Center (FISC), located in Menasha, provides budget counseling.

Child Care -- Assistance is available to lower income households for child care from the Winnebago Department of Human Services, Child Care Unit.  In addition, child care is available through the CAP Services Skills Enhancement program.

Medical and Dental Care -- Medical care for the uninsured and underinsured is available from  Partnership Community Health Services, located in the Goodwill Building in Menasha.  Dental care is also provided through the Tri-County Community Dental Clinic in Grand Chute.

Transportation -- Mass transit is available during the daytime hours and limited evening hours, Monday through Saturday throughout the Fox Cities by means of Valley Transit bus service.  Disabled persons may be eligible for lift accessible trips by means of lift equipped buses and Valley Transit II, a service operated by Running, Inc. and available by advance request.

Domestic Abuse Shelter and Counseling -- Christine Ann Domestic Abuse Services, Harbor House and Reach Counseling provides services to Neenah residents who may be homeless because of domestic abuse or who need sexual abuse counseling.

Treatment for Mental Illness -- The Winnebago County Department of Community Programs provides services to County residents who require treatment for mental illness as well as alcohol or other drug abuse, and assistance to those with development disabilities.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Services and facilities are specifically offered to homeless individuals, families, and veterans, and unaccompanied youth by Homeless Connections, Fox Valley Warming Shelter, and COTS.

## MA-35 Special Needs Facilities and Services – 91.210(d)

**Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Winnebago County Aging and Disability Resource Center works with persons returning from mental and physical health institutions to find appropriate supportive housing.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Neenah will support the provision of congregate and home-delivered meals to elderly persons with special needs.  (Public Service Goal.)

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## MA-40 Barriers to Affordable Housing – 91.210(e)

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Land development costs may have an effect on the ability of the community to provide a full range of housing opportunities, and in particular, housing for low and moderate income households.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

**Introduction**

**Economic Development Market Analysis**

**Business Activity**

| **Business by Sector** | **Number of Workers** | **Number of Jobs** | **Share of Workers**  **%** | **Share of Jobs**  **%** | **Jobs less workers**  **%** |
| --- | --- | --- | --- | --- | --- |
| Agriculture, Mining, Oil & Gas Extraction | 76 | 112 | 1 | 1 | 0 |
| Arts, Entertainment, Accommodations | 1,265 | 1,409 | 11 | 7 | -4 |
| Construction | 540 | 1,053 | 5 | 5 | 0 |
| Education and Health Care Services | 1,808 | 3,711 | 15 | 17 | 2 |
| Finance, Insurance, and Real Estate | 797 | 885 | 7 | 4 | -3 |
| Information | 290 | 99 | 2 | 0 | -2 |
| Manufacturing | 2,884 | 7,707 | 24 | 36 | 12 |
| Other Services | 669 | 975 | 6 | 5 | -1 |
| Professional, Scientific, Management Services | 866 | 2,064 | 7 | 10 | 3 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 1,531 | 1,280 | 13 | 6 | -7 |
| Transportation and Warehousing | 532 | 1,635 | 4 | 8 | 4 |
| Wholesale Trade | 584 | 670 | 5 | 3 | -2 |
| Total | 11,842 | 21,600 | -- | -- | -- |

Table 40 - Business Activity

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs) |

**Labor Force**

|  |  |
| --- | --- |
|  |  |
| Total Population in the Civilian Labor Force | 13,925 |
| Civilian Employed Population 16 years and over | 13,059 |
| Unemployment Rate | 6.22 |
| Unemployment Rate for Ages 16-24 | 22.82 |
| Unemployment Rate for Ages 25-65 | 4.05 |

Table 41 - Labor Force

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

| **Occupations by Sector** | **Number of PeopleMedian Income** |
| --- | --- |
| Management, business and financial | 2,865 |
| Farming, fisheries and forestry occupations | 764 |
| Service | 1,192 |
| Sales and office | 3,473 |
| Construction, extraction, maintenance and repair | 1,126 |
| Production, transportation and material moving | 1,091 |

Table 42 – Occupations by Sector

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 10,671 | 86% |
| 30-59 Minutes | 1,238 | 10% |
| 60 or More Minutes | 504 | 4% |
| ***Total*** | ***12,413*** | ***100%*** |

Table 43 - Travel Time

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| **Educational Attainment** | **In Labor Force** | |  |
| --- | --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 482 | 50 | 220 |
| High school graduate (includes equivalency) | 3,242 | 149 | 737 |
| Some college or Associate's degree | 3,664 | 218 | 815 |
| Bachelor's degree or higher | 3,532 | 144 | 586 |

Table 44 - Educational Attainment by Employment Status

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

Educational Attainment by Age

|  | **Age** | | | | |
| --- | --- | --- | --- | --- | --- |
| **18–24 yrs** | **25–34 yrs** | **35–44 yrs** | **45–65 yrs** | **65+ yrs** |
| Less than 9th grade | 9 | 41 | 45 | 72 | 270 |
| 9th to 12th grade, no diploma | 296 | 133 | 196 | 265 | 197 |
| High school graduate, GED, or alternative | 657 | 1,110 | 816 | 2,202 | 1,535 |
| Some college, no degree | 511 | 962 | 696 | 1,316 | 408 |
| Associate's degree | 209 | 551 | 403 | 774 | 92 |
| Bachelor's degree | 184 | 845 | 771 | 1,512 | 405 |
| Graduate or professional degree | 9 | 293 | 379 | 476 | 208 |

Table 45 - Educational Attainment by Age

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

Educational Attainment – Median Earnings in the Past 12 Months

| **Educational Attainment** | **Median Earnings in the Past 12 Months** |
| --- | --- |
| Less than high school graduate | 19,766 |
| High school graduate (includes equivalency) | 28,219 |
| Some college or Associate's degree | 33,820 |
| Bachelor's degree | 43,795 |
| Graduate or professional degree | 65,592 |

Table 46 – Median Earnings in the Past 12 Months

|  |  |
| --- | --- |
| **Data Source:** | 2007-2011 ACS |

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors within the City of Neenah are education and health care services, manufacturing, and professional, scientific, and management services.

**Describe the workforce and infrastructure needs of the business community:**

Business community needs continue to include a skilled workforce for education and health care services, advanced manufacturing, and professional, scientific, and management services jobs.  Infrastructure needs include a well-developed multi-modal transportation system, from bike and pedestrian facilities, to public transit and parking facilities that accommodate employees' needs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City has seen changes in the west edge of the central business district (Gateway Redevelopment Area) and the South Commercial Street area.  Development in these areas will affect job and business growth as well as housing in the coming years.  Blight elimination, environmental improvements, and land use and design needs will be impacted with these changes.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Most of the currently employed have some college or an Associate's degree, followed by a Bachelor's degree or higher (TAble 44).  The greatest share of jobs as shown in Table 40 are in manufacturing activity, followed by education and health care services and professional, scientific and management services.  It appears that employment opportunities complement the skill and education level in the community, and that developing similar opportunities would provide additional employment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

To assist in meeting the need for a skilled workforce, Fox Valley Workforce Development Board provides financial support for and conducts periodic specialized training courses to meet industry needs. Examples of these accelerated courses, typically provided by area technical colleges, are LPN and welder training.

Keeping current worker skills up-to-date in a rapidly changing marketplace is a major challenge for many employers. FVWDB strives to assist employers with this effort and specific industries are often targeted recipients for this training opportunity (for example: advanced manufacturing, healthcare and construction). Funds dispersed are awarded based on program eligibility and are matched by the participating employer.

The NCRC is a transferable credential that proves an individual is work ready. It is a tool that demonstrates to employers that an individual possesses the basic skills required for success in today's workforce. The program is based on hard-skills testing integrated into a system called WorkKeys®, which was created by ACT, a nationally-recognized assessment organization. The ACT WorkKeys job skill assessment system is a validated, EEOC-compliant system used to evaluate jobs and compare the skills required by certain jobs. It verifies that the person can handle tasks in: applied mathematics, reading for information, and locating information.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

CEDS economic development initiatives include advanced manufacturing, business services, heavy transport manufacturing, and food and beverage.  Economic development projects in the Consolidated Plan include those that support businesses in the CEDS, and assistance to microenterprises and small businesses.

**Discussion**

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Concentrations of multiple housing problems have not be identified.  The City has areas of older housing, such as Doty Island and the areas south and west of the central business district, in which affordable owner and rental housing has been developed and rehabilitated, obsolete structures have been removed, and public facilities have been improved.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Concentrations of racial/ethnic minorities or low income households have not been identified.

**What are the characteristics of the market in these areas/neighborhoods?**

Older homes characterize the housing market in these areas.

**Are there any community assets in these areas/neighborhoods?**

Community assets in these areas include access to parks, trails and waterfront, excellent public and charter schools, employment centers, community and youth centers, and a thriving central business district.

**Are there other strategic opportunities in any of these areas?**

We are exploring opportunities for residential neighborhood improvements as parks and trails are developed in these areas.

# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

The City of Neenah seeks to provide a Community Development Block Grant program that is multi-faceted, designed to primarily provide assistance to low and moderate income households through support of services meeting basic needs, homeless shelter and permanent low cost rental and owner occupied housing, homebuyer assistance, housing rehabilitation, and job creation;  and non-housing and community development activities including redevelopment of the central city, site improvements, furthering fair housing, and program administration.

## SP-10 Geographic Priorities – 91.215 (a)(1)

**Geographic Area**

Table 47 - Geographic Priority Areas

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Though all qualified residents and areas of the community are eligible for project funding, most funding is allocated in central city corridors due to needs for rehabilitation and blight elimination in areas of of older construction.

## SP-25 Priority Needs - 91.215(a)(2)

**Priority Needs**

Table 48 – Priority Needs Summary

|  |  |  |
| --- | --- | --- |
| **1** | **Priority Need Name** | Low and Moderate Income Households |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Public Services Housing Development Activities Economic Development Activities |
| **Description** | Support the needs of low and moderate income households through public services, housing and job creation. |
| **Basis for Relative Priority** | Need for service and housing assistance to low and moderate income households remain high. |
| **2** | **Priority Need Name** | Revitalization Activities |
| **Priority Level** | High |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Housing Development Activities Economic Development Activities Neighborhood Revitalization |
| **Description** | Support blight elimination, revitalization, and site improvements. |
| **Basis for Relative Priority** | There are needs and opportunities for removal of blighting influences, site improvements, and acquisition of property for redevelopment purposes. |
| **3** | **Priority Need Name** | Neighborhood Improvements |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Neighborhood Revitalization |
| **Description** | Support improvements to neighborhoods, especially those with low and moderate income households. |
| **Basis for Relative Priority** | As Arrowhead Park and the Trestle Trail are developed, opportunities for adjacent neighborhood improvements will be explored and planned.  Partnerships with other organizations to revitalize other neighborhoods will also be explored. |
| **4** | **Priority Need Name** | Fair Housing and Planning |
| **Priority Level** | High |
| **Population** | Non-housing Community Development Other |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Fair Housing and Planning |
| **Description** | Support for fair housing and planning needs. |
| **Basis for Relative Priority** | Fair housing and planning activities continue to be important efforts. |
| **5** | **Priority Need Name** | Program Administration |
| **Priority Level** | High |
| **Population** | Other |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Program Administration |
| **Description** | Need for program administration. |
| **Basis for Relative Priority** | Program administration will continue to be funded to comply with program regulations. |

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

**Influence of Market Conditions**

| **Affordable Housing Type** | **Market Characteristics that will influence  the use of funds available for housing type** |
| --- | --- |
| Tenant Based Rental Assistance (TBRA) |  |
| TBRA for Non-Homeless Special Needs |  |
| New Unit Production |  |
| Rehabilitation |  |
| Acquisition, including preservation |  |

Table 49 – Influence of Market Conditions

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Reminder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 186,093 | 35,000 | 0 | 221,093 | 800,000 |  |

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

No matching funds are required.

CDBG funds leverage additional private funds in most public service, housing and economic development projects.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publically owned land or property is expected to be used to address the needs identified in the plan.

**Discussion**

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| **Responsible Entity** | **Responsible Entity Type** | **Role** | **Geographic Area Served** |
| --- | --- | --- | --- |
| City of Neenah | Government | Economic Development Ownership Planning neighborhood improvements public facilities public services | Jurisdiction |

Table 51 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

One of the strengths in the delivery of programs and services is the working relationship between organizations.  Referrals are made between agencies in order to better utilize the resources each of the agencies may have and to avoid duplication.  The City of Neenah is a member of the Fox Cities Housing Coalition, which advocates for and coordinates housing services in the area, and we participate in the United Way Basic Needs and Self-Sufficiency Impact Area.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| **Homelessness Prevention Services** | **Available in the Community** | **Targeted to Homeless** | **Targeted to People with HIV** |
| --- | --- | --- | --- |
| **Homelessness Prevention Services** | | | |
|  |  |  |  |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | X | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |

| **Street Outreach Services** | | | |
| --- | --- | --- | --- |
| Law Enforcement |  |  |  |
| Mobile Clinics |  |  |  |
| Other Street Outreach Services | X | X |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Supportive Services** | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | X |
| Education | X | X | X |
| Employment and Employment Training | X | X | X |
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |

|  |  |  |  |
| --- | --- | --- | --- |
| **Other** | | | |
|  |  |  |  |

Table 52 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Prevention and case management services are available to homeless persons and persons with HIV through shelters and the AIDS Resource Center of Wisconsin.  These case management services connect clients with mainstream services.  The public services funded by the CDBG serve populations in shelters as well.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Connections are being made by shelters for the increasing numbers of persons needing specialized health and AODA care.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Continuum of care service providers are developing a common intake form so there is entry to and better referral within the system for homeless persons and those at-risk of homelessness.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Public Services | 2015 | 2019 | Homeless Non-Homeless Special Needs |  | Low and Moderate Income Households | CDBG: $160,000 | Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted   Homeless Person Overnight Shelter: 500 Persons Assisted |
| **2** | Housing Development Activities | 2015 | 2019 | Affordable Housing |  | Low and Moderate Income Households Revitalization Activities | CDBG: $275,000 | Homeowner Housing Rehabilitated: 25 Household Housing Unit |
| **3** | Economic Development Activities | 2015 | 2019 | Non-Housing Community Development |  | Low and Moderate Income Households Revitalization Activities | CDBG: $275,000 | Facade treatment/business building rehabilitation: 3 Business   Jobs created/retained: 5 Jobs   Businesses assisted: 2 Businesses Assisted |
| **4** | Neighborhood Revitalization | 2015 | 2019 | Non-Housing Community Development |  | Revitalization Activities Neighborhood Improvements | CDBG: $100,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted   Brownfield acres remediated: 1 Acre |
| **5** | Fair Housing and Planning | 2015 | 2019 | Non-Housing Community Development |  | Fair Housing and Planning | CDBG: $75,000 | Other: 5 Other |
| **6** | Program Administration | 2015 | 2019 | Program Administration |  | Program Administration | CDBG: $136,093 | Other: 5 Other |

Table 53 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Public Services |
| **Goal Description** | Public service activities may include services and shelter for homeless persons and survivors of domestic abuse, nutrition and other services for older adults, services to survivors of sexual abuse, mediation services for tenants and landlords, youth mentoring services, and budget counseling services. |
| **2** | **Goal Name** | Housing Development Activities |
| **Goal Description** | Activities of acquisition, blight elimination, site improvements, housing rehabilitation, and homebuyer activities will be undertaken. |
| **3** | **Goal Name** | Economic Development Activities |
| **Goal Description** | Activities of acquisition, blight elimination, site improvements, facade improvements and small business and microenterprise assistance will be undertaken. |
| **4** | **Goal Name** | Neighborhood Revitalization |
| **Goal Description** | Activities of blight elimination, site improvements, and public facilities. |
| **5** | **Goal Name** | Fair Housing and Planning |
| **Goal Description** | Fair housing education, enforcement and technical assistance activities and planning activities. |
| **6** | **Goal Name** | Program Administration |
| **Goal Description** | CDBG program administration activities. |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the 5 year period, new or improved housing units are estimated to be provided to 25 households with extremely low, low or moderate incomes.

## SP-50 Public Housing Accessibility and Involvement – 91.215(c)

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There is no Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

A public housing resident is a commissioner on the Winnebago County Housing Authority.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

Winnebago County Housing Authority is considered a high performing housing authority.

## SP-55 Barriers to affordable housing – 91.215(h)

**Barriers to Affordable Housing**

Land development costs may have an effect on the ability of the community to provide a full range of housing opportunities, and in particular, housing for low and moderate income households.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

 Suggestions to lower development costs include:

-- restructure fees and charges so that the City picks up a greater share of the cost of infrastructure improvements;

-- delay payment of development fees until residential lots are sold;

-- reevaluate the City's assessment procedures for new residential developments;

-- reduce the required width of residential streets; and

-- reduce the depth of building setbacks.

In addition, it is recommended that Neenah enhance its role as an information resource by providing market information where possible.

## SP-60 Homelessness Strategy – 91.215(d)

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

Strategic plan goals include support of shelter and service organizatins such as Homeless Connections and Christine Ann Domestic Abuse outreach and assessment services to homeless persons.

**Addressing the emergency and transitional housing needs of homeless persons**

Strategic plan goals include support of emergency shelter needs through Homeless Connections and Christine Ann Domestic Abuse Services.

**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.**

 Individuals and families who become homeless have as a point of entry to shelter the Emergency Shelter, the Salvation Army Resource Center, the Fox Valley Warming Shelter, Harbor House or Christine Ann Domestic Abuse Services.  Stays in these shelters along with case management services are followed by transitional housing with COTS or Housing Partnership, or more often, permanent rental housing, either private or subsidized.  Once stabilized, households who have been homeless frequently must receive supportive services to maintain their housing and stability.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Fox Cities continuum of care system accessed by Neenah residents who are at risk of being homeless offers prevention and case management services, life skills and budgeting, parenting and family strengthening, legal, health, alcohol and drug abuse services, mental health treatment, literacy, education and job training, employment assistance, immigration services, AIDS services, disability services, child care, financial assistance, transportation, and basic needs, including food and clothing.

## SP-65 Lead based paint Hazards – 91.215(i)

**Actions to address LBP hazards and increase access to housing without LBP hazards**

All local physicians have agreed to test blood lead levels of all children in Neenah at their one-year check-up.    When elevated levels are found, they are reported to the Neenah Health Department, which assesses the home for lead-based paint, and recommends abatement action.

The City’s housing rehabilitation program offers assistance to low and moderate income households who require lead hazard reduction.  Other CDBG-funded projects that involve rehabilitation of housing are required to evaluate and take appropriate action to reduce lead-based paint hazards. New construction of housing, through Habitat for Humanity, increases access to housing without LBP hazards.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Housing units built before 1980 with children present are a relatively low number of the total owner-occupied and renter-occupied units (4% and 9%, respectively.) The County Health Department's program to intervene when elevated blood lead levels has been an effective means of reaching families and children.

Of the owner-occupied and renter-occupied units, 72% and 60% of the units, respectively, were built before 1980.  Housing rehabilitation through City and subrecipient programs is an effective means of addressing the LBP issue.

**How are the actions listed above integrated into housing policies and procedures?**

LBP hazard reduction is included in the Housing Rehabilitation Program Handbook and checklist utilized for City projects and subrecipient projects.

## SP-70 Anti-Poverty Strategy – 91.215(j)

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

 The City's goal to assist very low income households with rehabilitation grants and loans is an effort to reduce the number of households with incomes below the poverty line.  The City is also proposing to provide Community Development Block Grant funds to assist and coordinate with non-profit organizations to provide housing and/or services to very low income residents through the North East Wisconsin Fair Housing Council, Winnebago Conflict Resolution Center, Advocap Nutrition Program,  Homeless Connections, Christine Ann Domestic Abuse Services, Reach Counseling Services, Financial Information and Service Center, and Best Friends of Neenah-Menasha.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The plan incorporates public service assistance to low and moderate income households to reduce poverty along with housing assistance and neighborhood improvements and revitalization to enhance the living environment.

## SP-80 Monitoring – 91.230

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

The Department of Community Development makes on-site project reviews of projects as well as review of reports required by funding agreements to ensure compliance with program and comprehensive planning requirements.  Progress will be evaluated and necessary documentation will be filed with the City of Neenah and the U.S. Department of Housing and Urban Development.  Copies of the Annual Performance Report will be kept on file at the Department of Community Development.

A checklist will be utilized to review performance, attached in the Appendix.

# Expected Resources

## AP-15 Expected Resources – 91.220(c)(1,2)

**Introduction**

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Reminder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 186,093 | 35,000 | 0 | 221,093 | 800,000 |  |

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

No matching funds are required.

CDBG funds leverage additional private funds in most public service, housing and economic development projects.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publically owned land or property is expected to be used to address the needs identified in the plan.

**Discussion**

# Annual Goals and Objectives

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Public Services | 2015 | 2019 | Homeless Non-Homeless Special Needs |  | Low and Moderate Income Households | CDBG: $32,000 | Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted Homeless Person Overnight Shelter: 100 Persons Assisted |
| **2** | Housing Development Activities | 2015 | 2019 | Affordable Housing |  | Low and Moderate Income Households | CDBG: $50,000 | Homeowner Housing Rehabilitated: 5 Household Housing Unit Buildings Demolished: 1 Buildings |
| **3** | Economic Development Activities | 2015 | 2019 | Non-Housing Community Development |  | Revitalization Activities | CDBG: $43,000 | Facade treatment/business building rehabilitation: 1 Business Businesses assisted: 1 Businesses Assisted Buildings Demolished: 1 Buildings |
| **4** | Neighborhood Revitalization | 2015 | 2019 | Non-Housing Community Development |  | Neighborhood Improvements | CDBG: $20,093 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted |
| **5** | Fair Housing and Planning | 2015 | 2019 | Non-Housing Community Development |  | Fair Housing and Planning | CDBG: $11,000 | Other: 2 Other |
| **6** | Program Administration | 2015 | 2019 | Program Administration |  | Program Administration | CDBG: $30,000 | Other: 1 Other |

Table 55 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Public Services |
| **Goal Description** | Shelter and services for homeless persons and survivors of domestic abuse, nutrition services for older adults, counseling services for sexual abuse survivors, mediation services, youth mentoring services and budget counseling. |
| **2** | **Goal Name** | Housing Development Activities |
| **Goal Description** | Housing rehabilitation, acquisition and blight elimination activities. |
| **3** | **Goal Name** | Economic Development Activities |
| **Goal Description** | Facade improvement, blight elimination, acquisition, site improvements and small business and microenterprise activities. |
| **4** | **Goal Name** | Neighborhood Revitalization |
| **Goal Description** | Improvements for purposes of assistance to low and moderate income neighborhoods. |
| **5** | **Goal Name** | Fair Housing and Planning |
| **Goal Description** | Fair housing and planning activities. |
| **6** | **Goal Name** | Program Administration |
| **Goal Description** | CDBG program administration. |

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The Annual Action Plan allocates $186,093 in 2015 CDBG funds.

**Projects**

| **#** | **Project Name** |
| --- | --- |
| 1 | Public Services |
| 2 | Housing and Economic Development |
| 3 | Planning and Administration |

Table 56 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Public services, housing and economic development and planning and administration, including fair housing activities, are activities that meet the City's goals and priorities.  Obstacles to underserved needs include the limits of the public service category.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | Public Services |
| **Target Area** |  |
| **Goals Supported** | Public Services |
| **Needs Addressed** | Low and Moderate Income Households |
| **Funding** | CDBG: $32,000 |
| **Description** | Services to low and moderate income households. |
| **Target Date** | 5/31/2016 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 795 persons are estimated to benefit from the activities. |
| **Location Description** | Residents of the City of Neenah are beneficiaries of the public services. |
| **Planned Activities** | Homeless Connections, Christine Ann Domestic Abuse Services, Advocap Nutrition Services, Reach Counseling, Winnebago Conflict Resolution, Financial Information and Service Center, and Best Friends of Neenah-Menasha. |
| **2** | **Project Name** | Housing and Economic Development |
| **Target Area** |  |
| **Goals Supported** | Housing Development Activities Economic Development Activities |
| **Needs Addressed** | Low and Moderate Income Households Revitalization Activities |
| **Funding** | CDBG: $148,093 |
| **Description** | Project activities will include commercial facade improvements, property acquisition and redevelopment activities, neighborhood improvements, housing rehabilitation and homebuyer support, and small business/microenterprise programs. |
| **Target Date** | 5/31/2016 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Six households are estimated to benefit from the activities. |
| **Location Description** | Central Business District and other City locations. |
| **Planned Activities** | Facade Improvement and Design Assistance Program  Property Acquisition and Redevelopment Activities  Neighborhood Improvements |
| **3** | **Project Name** | Planning and Administration |
| **Target Area** |  |
| **Goals Supported** | Fair Housing and Planning Program Administration |
| **Needs Addressed** | Program Administration |
| **Funding** | CDBG: $41,000 |
| **Description** | CDBG administration, planning and fair housing activities. |
| **Target Date** | 5/31/2016 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Not applicable |
| **Location Description** | Not applicable |
| **Planned Activities** | CDBG administration, planning and fair housing activities. |

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Public service assistance will be directed to all areas of the City during the next year, and development projects will likely have sites in Census Tracts 31, 32, 33, and 34.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
|  |  |

Table 57 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Public services assist residents from all areas of the City, based on their needs and income qualifications.  Most projects involving blight elimination, housing rehabilitation, acquisition for new housing development, acquisition and renovation of low income rental housing, and economic development projects will be developed in Census Tracts 31, 32, 33, and 34, areas occupied by greater numbers of low-income and minority concentration.

**Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

**Introduction**

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless |  |
| Non-Homeless |  |
| Special-Needs |  |
| Total |  |

Table 58 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** | |
| --- | --- |
| Rental Assistance |  |
| The Production of New Units |  |
| Rehab of Existing Units |  |
| Acquisition of Existing Units |  |
| Total |  |

Table 59 - One Year Goals for Affordable Housing by Support Type

**Discussion**

## AP-60 Public Housing – 91.220(h)

**Introduction**

**Actions planned during the next year to address the needs to public housing**

No actions are planned during the next year to address the needs of public housing.

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

The Winnebago County Housing Authority Homebuyer Program works with public housing residents to participate in homeownership.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Winnebago County Housing Authority is not designated as troubled.

**Discussion**

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

**Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City of Neenah funds Homeless Connections for the purpose of outreach and need assessment of homeless persons.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Homeless Connections estimates that 65 persons from Neenah will be served with emergency shelter and transitional housing needs.

**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**

Homeless Connections assists those in shelter make the transition to more independent living, and helps prevent persons in shelter from becoming homeless again.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Homeless Connections operates a program to prevent persons from becoming homeless.  The City of Neenah works with agencies including Habitat for Humanity and Housing Partnership, which provide housing and case management services to those at risk of homelessness, and funds public services to address domestic violence, food security, sexual abuse, tenant/landlord issues, budget counseling, and youth mentoring.

**Discussion**

## AP-75 Barriers to affordable housing – 91.220(j)

**Introduction:**

**Actions it planned 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**

The City will be undertaking an update of the Comprehensive Plan.  As part of this update,  zoning ordinances and other policies will be reviewed to determine if there are changes that can be made to provide additional affordable housing in the community.

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

**Actions planned to address obstacles to meeting underserved needs**

The City of Neenah will fund Neighborhood Improvement projects to support households in low and moderate income areas.

**Actions planned to foster and maintain affordable housing**

The City of Neenah plans to continue housing rehabilitation and assist where possible the addition of affordable rental units in the community.

**Actions planned to reduce lead-based paint hazards**

During the 2015 program year, we will work with the Winnebago County Health Department to provide information to community residents about lead-based paint hazards.

**Actions planned to reduce the number of poverty-level families**

The 2015 Action Plan proposes to fund public services that will assist poverty level households with homeless prevention services, mediation services, sexual abuse counseling, elderly nutrition services, domestic abuse shelter and services, financial counseling, and youth mentoring services.

**Actions planned to develop institutional structure**

In 2015, the policy and procedures for the housing rehabilitation will be reviewed to determine if any changes need to be made for better program delivery, within the City and with other rehabilitation programs in the area.

**Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing, health, and social services agencies, the City of Neenah will participate in at least 4 United Way Basic Needs and Self-Sufficiency Impact Area meetings during the program year.

**Discussion:**

# Program Specific Requirements

**AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

**Introduction:**

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |  |
| --- | --- |
|  | |
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **0** |

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities | 0 |

|  |  |
| --- | --- |
|  |  |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 57.00% |

**Discussion:**

The three year period of 2015, 2016, and 2017 will be used to determine a minimum overall benefit of 70% of CDBG funds to persons of low and moderate income.

**Appendix - Alternate/Local Data Sources**