

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 2017 Census population for the City was 25,976. Neenah's incorporated area is 9.66 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 and moderate income households and greater racial/ethnicity diversity. 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 Activities

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 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

There were no public comments.

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	NEENAH	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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

In addition to the organizations described below, 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.

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 the Winnebago County Health Department and public service agencies to enhance the coordination of services for residents. The City also supports the Fox Cities Housing Coalition and participates in the United Way Basic Needs and Self-Sufficiency Impact Area, which sets goals, funds and evaluates outcomes for the coordinated delivery of services.

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 Pillars, Inc. - Crisis Housing (formerly Homeless Connections) to provide shelter and services to homeless individuals and families from Neenah and those at risk of homelessness, and Pillars, Inc. - Stable Housing (formerly Housing Partnership) to provide shelter and services to those needing permanent supportive housing.

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	LEAVEN, INC.
	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/moderate income persons for emergency financial and referral services.
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 Homelessness Needs - Unaccompanied youth
	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?	Housing Need Assessment 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	Pillars, Inc.
	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 SERVICES
	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	BIG BROTHERS BIG SISTERS OF EAST CENTRAL WISCONSIN
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	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	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.
8	Agency/Group/Organization	ADVOCAP INC.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	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.
9	Agency/Group/Organization	GOODWILL INDUSTRIES
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	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.
10	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.
11	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):

Strategic Areas of Focus - Continuum of Care

The data collected through Project RUSH are deep and comprehensive. The Fox Cities Housing Coalition (FCHC) will continue to analyze this data and use it to improve services and outcomes. The first step after initial analysis of the data is to develop a manageable number of strategic focus areas which are provided below. More detailed action plans will be developed for each area as we continue to explore solutions through agency, funder, and community collaboration.

1. Share Project RUSH data broadly within the community to promote a comprehensive and collaborative approach to addressing the complex issue of homelessness and housing instability. We recognize the tremendous value this data can have to other agencies serving the Fox Cities population.
2. Streamline current services to maximize value delivered. The FCHC will evaluate current practices and policies of member agencies to ensure that our collective service is client-focused, effective, and efficient. We will focus on the development of lean processes that maximize use of available resources and give the greatest impact within the community.
3. Focus on barrier removal to enhance opportunities for increased education and employment advancement. Adequate household income is fundamental to preventing housing instability. While there are many variables in achieving a living wage, we recognize the strong correlation between education and employment. FCHC recommends that the community engages its members, agencies, and organizations to better prepare individuals for employment opportunities.
4. Promote and/or create opportunities for ongoing supportive services and case management. As the data shows that most individuals experience homelessness more than one time, there is an opportunity to improve access to ongoing supportive services for the purpose of preventing relapses back into homeless situations and increasing housing stability.
5. Promote and/or create opportunities for trauma-informed care, response, and programming. The degree of trauma experienced by many individuals and families experiencing homelessness and housing instability demands that the service and care we provide recognize this reality. This trauma often reflects childhood experiences, physical and mental health issues, and trauma resulting from recent experiences with housing and homelessness.
6. Place special focus on childhood and young adult success. We recommend additional analysis into the impact of childhood housing instability and trauma on child development, education performance, and

generational poverty/homelessness. This will provide a long-term, preventative approach to breaking generational issues of housing instability.

7. Increase affordable, permanent housing opportunities. Data shows a significant mismatch in our community in the availability of affordable housing and the ability of individuals and families to pay for such housing. As such, we will work within the community to create additional housing to close this gap.

8. Engage community to promote social inclusion and eliminate stereotypes and misperceptions. Data shows that there is social isolation occurring in the homeless and near-homeless populations. This isolation reduces the ability to receive support and assistance needed to effectively move to a more stable situation.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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 2020 grant. Three public hearings, one committee meeting and a 30-day public comment period were offered to citizens, resulting in goals and a plan for 2020 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	No public comments at public hearings.	Comments were heard regarding the need for services for seniors, shelter and services, and housing rehabilitation and neighborhood improvements.		

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)
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.	Applications were received indicating needs and proposals for use of funds.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City's population grew by 1% between 2009 and 2015, with very little change in the number of households during this period (10,797 – 10,810). Median income grew by 5%, which is less than the median income increase between 2000 and 2011. Most City households have incomes above 100% of the median income (48.5%), followed by households in the 50-80% income category (18.45%). Most of the households with at least one person 62 years of age or older have low or moderate incomes. There are slightly more households with children 6 years of age or younger with low and moderate incomes than those with incomes above 80% of the median.

Housing cost burdens of greater than 30% tend to be the most frequent housing problem, in both renter and owner 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: 2009	Most Recent Year: 2015	% Change
Population	25,501	25,780	1%
Households	10,797	10,810	0%
Median Income	\$51,476.00	\$54,134.00	5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	990	1,270	1,995	1,310	5,245
Small Family Households	285	360	705	580	2,705
Large Family Households	95	75	145	85	310
Household contains at least one person 62-74 years of age	190	195	295	139	860
Household contains at least one person age 75 or older	150	310	275	75	400
Households with one or more children 6 years old or younger	120	288	290	234	379

Table 6 - Total Households Table

Data Source: 2011-2015 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	4	60	20	0	84	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	15	0	10	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	0	0	20	4	0	0	15	19
Housing cost burden greater than 50% of income (and none of the above problems)	445	95	40	4	584	190	95	120	4	409

	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
Housing cost burden greater than 30% of income (and none of the above problems)	75	445	195	25	740	50	150	280	115	595
Zero/negative Income (and none of the above problems)	40	0	0	0	40	45	0	0	0	45

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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	465	155	60	4	684	195	110	120	30	455
Having none of four housing problems	195	690	885	410	2,180	50	315	925	865	2,155
Household has negative income, but none of the other housing problems	40	0	0	0	40	45	0	0	0	45

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

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	140	194	29	363	105	75	115	295
Large Related	85	15	0	100	10	25	45	80
Elderly	160	200	130	490	69	79	59	207
Other	155	150	85	390	55	75	185	315
Total need by income	540	559	244	1,343	239	254	404	897

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

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	110	4	4	118	90	15	50	155
Large Related	65	0	0	65	10	0	30	40
Elderly	140	90	40	270	55	45	25	125
Other	130	10	0	140	35	35	15	85
Total need by income	445	104	44	593	190	95	120	405

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

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	20	0	0	0	20	4	15	0	25	44

	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
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	20	0	0	0	20	4	15	0	25	44

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	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 renter households with incomes up to 80% of median income, some of whom may be one person households, 490 report a housing cost burden of greater than 30%. Of elderly households in the same income category, 270 report housing cost burdens greater than 50%. “Other” renter households with income up to 80% of the median and had cost burdens over 30% were reported as 390 households, and 315 owner households in this category reported 30% cost burdens. Cost burdens of 50% were reported by 140 “other” renter households and 85 owner households.

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 2019, there were 23 persons affected by domestic violence who were served with shelter and 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; 740 of renter households and 595 owner households reported this problem. In addition, 584 of renter households reported having a housing cost burden of greater than 50% of income, and 409 of owner households reported a housing cost burden of greater than 50%. Of renter households, 40 reported having zero or negative income, while 45 owner households reported this problem.

Of the same renters and owners, 684 renters reported having one or more of the housing problems, while 455 owners reported one or more housing problems, defined as lacking a kitchen or complete plumbing, severe overcrowding, or a severe cost burden.

Overcrowding was not frequently 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 (684 renter and 455 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 (684 renter and 455 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

The population of the City of Neenah as of July 1, 2019 was 26,300. Population estimates by race and ethnicity as of July 1, 2019 are as follows:

White alone	91.9%
Black or African American alone	2.6
American Indian and Alaska Native alone	1.2
Asian alone	1.8
Native Hawaiian and other Pacific Islander alone	0.0
Two or more races	2.2
Hispanic or Latino	4.0

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	785	125	85
White	705	125	70
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	30	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*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	865	410	0
White	805	320	0
Black / African American	0	10	0
Asian	30	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	30	45	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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	660	1,335	0
White	615	1,175	0
Black / African American	10	0	0
Asian	0	25	0
American Indian, Alaska Native	20	80	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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	175	1,135	0
White	165	1,050	0
Black / African American	0	0	0
Asian	10	30	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	0	35	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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

Black or African American, American Indian or Native Alaskan, Asian and Hispanic households who have incomes less than 30% or 30 – 50% of the AMI have a greater number 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	660	245	85
White	595	240	70
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	30	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*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	265	1,005	0
White	265	860	0
Black / African American	0	10	0
Asian	0	30	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0

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
Hispanic	0	75	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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	180	1,810	0
White	180	1,610	0
Black / African American	0	10	0
Asian	0	25	0
American Indian, Alaska Native	0	100	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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	34	1,275	0
White	24	1,190	0

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
Black / African American	0	0	0
Asian	10	30	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	0	35	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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

Black or African American, American Indian or Alaskan Native, Asian and Hispanic households with incomes less than 100% of AMI have greater numbers of severe household problems.

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	8,125	1,545	1,060	85
White	7,570	1,400	1,010	70
Black / African American	15	20	10	0
Asian	180	45	0	0
American Indian, Alaska Native	150	30	20	0
Pacific Islander	0	0	0	0
Hispanic	195	45	10	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Black or African American, Asian, American Indian or Alaskan Native, and Hispanic racial or ethnic groups have greater numbers of housing cost burdens.

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?

Particularly in the 0 – 30 % and 30 – 50% income categories, Black or African American, Asian, American Indian or Native Alaskan, and Hispanic racial and ethnic groups have greater numbers of housing problems, which may include lack of complete kitchen or plumbing facilities, more than one person per room, and or a cost burden of more than 30% or 50%.

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

Needs are identified above.

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			Special Purpose Voucher	
				Total	Project - based	Tenant - based	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

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

City of Neenah households with incomes between 0-30% or 30-50% of area median income are 20% of total households. 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 Pillars Inc. for the CDBG PY 2019.

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	35	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	25	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 2019 program year, 60 persons were given shelter and services at the Pillars Inc. Adult Shelter and Adult and Family Shelter.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	43	0
Black or African American	13	0
Asian	2	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	5	0
Not Hispanic	53	0

Data Source

Comments: 2019 Pillars Inc. reports

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

In the 2019 CDBG program year, three families from Neenah received shelter and services in Pillars shelters.

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

Of the 60 persons provided shelter at Homeless Connections during the 2014 program year, the following racial and ethnic groups were served:

White - 43 White and Hispanic - 4

Black/African American - 13 Black/African American and Hispanic - 1

Asian - 2

American Indian/Alaskan Native and White - 1

Black/African American and White - 1

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Information about unsheltered homeless persons is from the Point-In-Time counts conducted twice per year.

Discussion:

In the January 2020 PIT, 21 persons were found unsheltered, the most identified in the winter count. There were a total of 222 persons in shelter and unsheltered in the Fox Cities, including in domestic abuse shelter and adult and family shelters.

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 number of persons aged 65 and older increased from 12.5% to 12.7% in 2010. Median age in the City in 2000 was 35.4, and 36.7 in 2010, which is at or slightly lower than the median age of Winnebago County and the State of Wisconsin in these time periods. The 2019 American Community Survey (ACS) estimated that persons aged 75 and over who had self-care needs numbered 189, +/- 67 (12.5% of total persons 75+, +/- 4.4%). Those who had independent living difficulty aged 75 and over numbered 322 +/- 78 (21.4% of total persons 75+, +/- 4.8%).

Persons with cognitive disabilities. The 2019 American Community Survey estimated that 992 persons, +/- 170 (4.1%, +/- 0.7%) had cognitive difficulty.

Persons with physical disabilities. The 2019 ACS estimated that 1,371 +/- 196 (5.7% +/- 0.8%) persons had ambulatory difficulty.

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. Older adults frequently 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.

Many elderly households with fixed and/or lower incomes 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. The Winnebago County Human Services Department and the Aging and Disability Resource Center (ADRC) serves this population. 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. Adult family homes, owner or renter occupied, with 4 or fewer residents are also preferred. This population usually has limited incomes, either public assistance and/or low paying jobs because of their disability.

Friendship Place, Inc., provides mental health outreach and advocacy in Neenah for persons with mental illness. The non-profit organization reports that their clients need low income housing or housing assistance, protective housing in a group home setting, access to health care, better coordination among supportive services, support for personal vehicles, and support for daily living, including personal hygiene items.

Needs of persons with physical disabilities. The ADRC reports that accessible housing with a range of types of support services is needed for this population. Modification of market housing is frequently required.

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

Between 2014 and 2018, there were 16 new cases of HIV infection in Winnebago County, as reported by the State of Wisconsin Department of Health Services. In 2019, there were 7 new cases, and prevalent cases of 122. Current gender is reported, with males making up most of the cases, while race was most frequently reported as White followed by Black/African American. Current age was most frequently 50 – 59, followed by 40 – 49 and 30 – 39. Disease status was reported as HIV (56.6%) and HIV Stage 3 (AIDS) (43.4%) of prevalent cases.

Discussion:

Vivent Health (formerly AIDS Resource Center of Wisconsin), located in Appleton, provides services and referrals to the population with HIV/AIDS.

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

Describe the jurisdiction's need for Public Facilities:

Transportation related improvements, infrastructure, 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 public works, economic development and parks and recreation staff and elected officials determined that these are needs for business development and neighborhood improvements.

Describe the jurisdiction's need for Public Improvements:

Public facilities improvements include public improvements.

How were these needs determined?

Consultation with staff, elected officials and the comprehensive planning process.

Describe the jurisdiction's need for Public Services:

Public services meet the needs of individuals and families who may be homeless or at risk of homelessness, the elderly, sexual abuse survivors, tenants and residents needing emergency financial assistance and referral, persons needing financial 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:

According to the 2011-2015 ACS, most of the City's residential units are 1-unit, detached structures (67%). In addition, 3% are 1-unit attached structures. Of the multiple-family units, 1,300 units are located in 2-4 unit buildings (12%), while a little less are located in 5-19 unit buildings. Seven percent (835) are in 20 or more unit buildings.

Owner occupied units comprise 65.9% of the housing units as of 2019.

Median rents have increased between 2009 and 2015, 3% and 8%, respectively.

Since 2011, fewer rental units have rents under \$500 (48.7% to 41.0%), and rents between \$500 and \$999 in 2015 comprised 52.3% as compared to 47.5% in 2011. Units with rents over \$999 are 6.7% of total rental units.

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	7,600	67%
1-unit, attached structure	370	3%
2-4 units	1,300	12%
5-19 units	1,150	10%
20 or more units	835	7%
Mobile Home, boat, RV, van, etc	8	0%
Total	11,263	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	75	2%
1 bedroom	50	1%	900	25%
2 bedrooms	1,330	19%	1,955	54%
3 or more bedrooms	5,770	81%	715	20%
Total	7,165	101%	3,645	101%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 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: 2009	Most Recent Year: 2015	% Change
Median Home Value	128,900	132,400	3%
Median Contract Rent	506	544	8%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,493	41.0%
\$500-999	1,905	52.3%
\$1,000-1,499	115	3.2%
\$1,500-1,999	55	1.5%
\$2,000 or more	74	2.0%
Total	3,642	99.9%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	255	No Data
50% HAMFI	1,240	485
80% HAMFI	2,435	1,690
100% HAMFI	No Data	2,604
Total	3,930	4,779

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

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 2009 and 2015, median home values increased by 3%. Since 2015, assessed values have increased, which may indicate a growing inability for low and moderate income households to become home owners. Rents increased during the same time period by 8%, however it is likely that rents have increased since 2015.

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 Median Contract Rent is very similar to the Fair Market Rent for an efficiency 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	1,220	17%	1,380	38%
With two selected Conditions	20	0%	85	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,925	83%	2,180	60%
Total	7,165	100%	3,645	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	745	10%	585	16%
1980-1999	1,265	18%	1,100	30%
1950-1979	3,390	47%	1,255	34%
Before 1950	1,765	25%	705	19%
Total	7,165	100%	3,645	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 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	5,155	72%	1,960	54%
Housing Units build before 1980 with children present	583	8%	264	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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 1980, and of the rental units, 54%, indicating an ongoing need for housing rehabilitation.

Of owner-occupied units, 17% 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

Of the units constructed prior to 1980, 2,349 were 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.

Neenah Court Apartments, 2112 Marathon Avenue, 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

Primrose Apartments at 1316 Primrose Lane has 72 units of family housing, consisting of 2 and 3 bedroom units that were constructed through Section 236.

Assisi Homes, 210 Byrd Avenue, has 38 units of independent elderly housing, financed through Section 202. All are one bedroom independent living apartments. Emerald Ridge Assisted Living, 130 Byrd Avenue, has 45 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.

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 condition, though interior and exterior renovations are planned. 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. Interior and exterior renovations are proposed, including repairs to increase marketability and energy efficiency. Renovations to include window replacement, bathroom and kitchen renovations, energy efficiency improvements, and roof replacements.

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 Pillars Inc. formerly Homeless Connections, 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 shelters in Appleton operated by Pillars Inc., or be housed by voucher at a motel through the Salvation Army. Individuals who have mental illness and are homeless are referred by Winnebago County 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. Pillars Inc. 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.

Pillars Inc. operates supportive housing in the area. This housing is managed primarily by providing case management services to families who also occupy rental units under their ownership. Residents are assisted to obtain training and employment, find day care, and complete other tasks so that their lives are stabilized and they are able to find and maintain permanent housing. These units located throughout the Fox Cities are available to families for up to 18 months. Pillars owns 8 units of rental housing for very low income households in Neenah and 12 units of supportive housing.

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.

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: Pillars Inc.

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

Food -- The Salvation Army offers a food pantry at the Neenah 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. The Meals on Wheels service offers special diet meals.

Clothing -- Bethesda Thrift Mart, St. Vincent dePaul Society Clothing Store, and a Goodwill Store are located in Neenah and offer 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. Goodwill NCW, 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 Grand Chute. 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 -- Winnebago County 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 Pillars 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

The City of Neenah completed the 2040 Comprehensive Plan. The Housing Element consists of a Vision, Goals, Objectives and Recommendations. The plan's housing market analysis resulted in policies which propose to remedy negative impacts on housing in the community, and pursue options to fulfill the vision by achieving goals, meeting objectives and undertaking recommendations.

Vision Statement: Neenah's vibrant neighborhoods offer a range of housing types for all income levels, neighborhood-appropriate commercial opportunities, pedestrian trail connections to retail and business districts, and the housing stock is properly maintained and rehabilitated when needed.

Housing Choice

Goal H1: Provide housing choices which reflect the needs of individual households.

Housing Preservation

Goal H2: Maintain and preserve the quality of existing neighborhoods and housing stock to encourage the provision of an adequate supply and choice of housing for all residents and to preserve the cultural identity and history of the City.

New Housing Development

Goal H3: Encourage new housing developments that protect the natural resources, provides infrastructure, for pedestrians and bicyclists, and includes a mixture of uses.

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	48	11	0	0	0
Arts, Entertainment, Accommodations	1,164	1,370	10	7	-3
Construction	599	247	5	1	-4
Education and Health Care Services	1,800	3,629	16	19	3
Finance, Insurance, and Real Estate	800	855	7	5	-2
Information	267	116	2	1	-1
Manufacturing	2,840	6,287	25	33	8
Other Services	510	877	4	5	1
Professional, Scientific, Management Services	1,034	2,456	9	13	4
Public Administration	0	0	0	0	0
Retail Trade	1,431	1,686	12	9	-3
Transportation and Warehousing	487	796	4	4	0
Wholesale Trade	559	543	5	3	-2
Total	11,539	18,873	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	14,035
Civilian Employed Population 16 years and over	13,470
Unemployment Rate	3.90
Unemployment Rate for Ages 16-24	12.25
Unemployment Rate for Ages 25-65	2.74

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,625
Farming, fisheries and forestry occupations	665
Service	1,330
Sales and office	3,660
Construction, extraction, maintenance and repair	1,015
Production, transportation and material moving	1,125

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,485	89%
30-59 Minutes	1,115	9%
60 or More Minutes	310	2%
Total	12,910	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	380	30	255

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,055	210	845
Some college or Associate's degree	3,690	115	860
Bachelor's degree or higher	3,840	25	620

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	25	8	110	120
9th to 12th grade, no diploma	225	120	120	285	255
High school graduate, GED, or alternative	825	1,055	775	2,285	1,485
Some college, no degree	830	755	745	1,460	550
Associate's degree	160	450	505	760	80
Bachelor's degree	160	860	835	1,545	540
Graduate or professional degree	14	295	325	635	345

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,839
High school graduate (includes equivalency)	31,176
Some college or Associate's degree	36,898
Bachelor's degree	45,484
Graduate or professional degree	67,969

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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, and retail trade.

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. Planning, blight elimination, environmental improvements, and development projects are being undertaken which should positively impact job and business growth opportunities. Business and infrastructure support will continue to be needed.

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

Most of the currently employed have a Bachelor's degree or higher, followed by some college or an Associate's degree. (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.

The Fox Valley Workforce Development Board, Inc. is a non-profit, 501(c)(3) organization that serves as one of the Workforce Investment Boards established by the 1998 federal Workforce Investment Act (WIA) and recently the Workforce Innovation & Opportunity Act (WIOA) of 2014. FVWDB administers WIOA programs, operates six One-Stop Job and Career Centers, and provides business services to employers. The Fox Valley Workforce Development Area covers Calumet, Fond du Lac, Green Lake, Waupaca, Waushara, and Winnebago Counties.

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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband wiring exists for Neenah households including low and moderate income households. Broadband connection cost may be an obstacle for low and moderate income households. Free wifi is available in City parks and at the Neenah Public Library and parking lot.

During the period 2015-2019, 89.8% of Neenah households reported that they had a computer. In the same time period, 85.9% of households reported that they had a broadband internet connection.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently more than one broadband internet service provider serves the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The jurisdiction may be expected to experience greater natural hazard risks due to more frequent or more significant storm events associated with climate change. Hazards may include flooding and other damage to residential, commercial, industrial and public property. If extreme temperatures are experienced, public health, public safety, and local agriculture and food economy are impacted, as well as negative impacts on energy use and energy costs.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the Fourth National Climate Assessment (2018), climate change will disrupt economic growth, public health and ecosystems. Climate change is expected to impact low-income communities, communities of color, and other vulnerable populations disproportionately.

(<https://www.enterprisecommunity.org/blog/climate-change-disproportionately-affects-low-income-communities>)

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 planning 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 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	Economic Development Activities Housing Development Activities Public Services
	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	Economic Development Activities Housing Development Activities
	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
	Description	Support for fair housing needs.
	Basis for Relative Priority	Fair housing activities continue to be important efforts.
5	Priority Need Name	Program Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Planning and 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)	Though the housing market and the level of housing problems warrant use of assistance to support tenants, the amount of CDBG funds allocated would likely limit use for this program.
TBRA for Non-Homeless Special Needs	Though the housing market and the level of housing problems warrant use of assistance to support tenants, the amount of CDBG funds allocated would likely limit use for this program.
New Unit Production	The housing market and housing needs indicate use of funds for this purpose where possible.
Rehabilitation	The housing market and housing needs indicate use of funds for this purpose where possible.
Acquisition, including preservation	The housing market and housing needs indicate use of funds for this purpose where possible, though other federal programs may be more appropriate for this purpose.

Table 49 – Influence of Market Conditions

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

Introduction

Anticipated resources during the five year period include Community Development Block Grant funds. In addition, there may be program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	218,113	30,000	223,066	471,179	528,821	

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

Strengths in the delivery of programs and services include 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 participates 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 Vivent Health (formerly 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 substance use disorder 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 system so there is better entry to and 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	2020	2024	Homeless Non-Homeless Special Needs		Low and Moderate Income Households	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted Homeless Person Overnight Shelter: 500 Persons Assisted
2	Housing Development Activities	2020	2024	Affordable Housing		Low and Moderate Income Households Revitalization Activities	CDBG: \$210,000	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development Activities	2020	2024	Non-Housing Community Development		Low and Moderate Income Households Revitalization Activities	CDBG: \$210,000	Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 5 Jobs Businesses assisted: 2 Businesses Assisted
4	Neighborhood Revitalization	2020	2024	Non-Housing Community Development		Neighborhood Improvements	CDBG: \$205,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted
5	Fair Housing	2020	2024	Non-Housing Community Development Fair Housing		Fair Housing and Planning	CDBG: \$50,000	Other: 5 Other
6	Planning and Program Administration	2020	2024	Non-Housing Community Development Planning and Program Administration		Program Administration	CDBG: \$150,000	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, emergency financial and referral services, 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
	Goal Description	Fair housing education, enforcement and technical assistance activities.
6	Goal Name	Planning and Program Administration
	Goal Description	Planning and 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

The City of Neenah completed the 2040 Comprehensive Plan. The Housing Element consists of a Vision, Goals, Objectives and Recommendations. The plan's housing market analysis resulted in policies which propose to remedy negative impacts on housing in the community, and pursue options to fulfill the vision by achieving goals, meeting objectives and undertaking recommendations.

Vision Statement: Neenah's vibrant neighborhoods offer a range of housing types for all income levels, neighborhood-appropriate commercial opportunities, pedestrian trail connections to retail and business districts, and the housing stock is properly maintained and rehabilitated when needed.

Housing Choice

Goal H1: Provide housing choices which reflect the needs of individual households.

Housing Preservation

Goal H2: Maintain and preserve the quality of existing neighborhoods and housing stock to encourage the provision of an adequate supply and choice of housing for all residents and to preserve the cultural identity and history of the City.

New Housing Development

Goal H3: Encourage new housing developments that protect the natural resources, provides infrastructure, for pedestrians and bicyclists, and includes a mixture of uses.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Housing Choice

Objective H 1.1: Promote and encourage the development of innovative programs and projects that can provide affordable housing for low and moderate income households and for persons with special needs.

Objective H 1.2: Promote collaboration between governmental, private, and non-profit sectors to encourage opportunities around affordable housing.

Objective H 1.3: Support proposals to provide a variety of affordable housing choices for seniors.

Objective H 1.4: Encourage residential developments that promote a variety of different housing types.

Housing Preservation

Objective H 2.1: Promote continuous improvement and preservation of the community's established neighborhoods.

Objective H 2.2: Support rehabilitation, renovation, and preservation of the community's older housing stock and historic homes.

New Housing Development

Objective H 3.1: Ensure that future residential developments protect existing natural features that contribute to flood water protection, surface water quality, fish and wildlife habitat, and wetland and stream bed protection.

Objective H 3.2: Provide for mixed-use residential neighborhoods that offer a variety of housing types, effectively combine residential and commercial uses, and retain extensive open areas.

Objective H3.3: Address the relationship between housing and other land uses.

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 organizations such as Pillars Inc. 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 Pillars Inc. 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 Pillars Inc. Adult and Adult and Family Shelters, the Salvation Army Resource Center, 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 Pillars Inc. Stable Housing or 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 Winnebago County 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 Metropolitan Milwaukee Fair Housing Council, Christine Ann Domestic Abuse Services, Advocap Nutrition Program, Pillars Inc., Reach Counseling Services, LEAVEN Inc., Big Brothers Big Sisters of Northeast Wisconsin, and Goodwill NCW.

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, 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 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 Consolidated Annual Performance and Evaluation Report will be kept on file at the Department of Community Development.

Expected Resources

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

Introduction

Anticipated resources during the five year period include Community Development Block Grant funds. In addition, there may be program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	218,113	30,000	223,066	471,179	528,821	

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: \$44,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted Homeless Person Overnight Shelter: 110 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Fair Housing	2015	2019	Non-Housing Community Development Fair Housing		Fair Housing and Planning	CDBG: \$11,000	Other: 2 Other
6	Planning and Program Administration	2015	2019	Non-Housing Community Development Planning and 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
	Goal Description	Fair housing and planning activities.
6	Goal Name	Planning and Program Administration
	Goal Description	CDBG program administration.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Annual Action Plan allocates \$218,113 in 2020 CDBG funds. Additional prior year, program income and repaid funds also will be utilized.

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: \$44,000
	Description	Services to low and moderate income households.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Pillars Inc., Christine Ann Domestic Abuse Services, Advocap Nutrition Services, Reach Counseling, LEAVEN Inc., Big Brothers Big Sisters of Northeast Wisconsin.
2	Project Name	Housing and Economic Development
	Target Area	
	Goals Supported	Housing Development Activities Economic Development Activities Neighborhood Revitalization
	Needs Addressed	Low and Moderate Income Households Revitalization Activities Neighborhood Improvements
	Funding	CDBG: \$386,179
	Description	Project activities will include commercial facade improvements, blight elimination, property acquisition and redevelopment activities, housing rehabilitation and homebuyer support, and small business/microenterprise programs.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	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 Planning and Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$41,000
	Description	CDBG administration, planning and fair housing activities.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	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	0
Non-Homeless	0
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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 on the part of the City of Neenah 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 Pillars Inc. for the purpose of outreach and need assessment of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Pillars Inc. and CADAS estimate that 110 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

Pillars Inc. 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

Pillars Inc. - Crisis Housing operates a program to prevent persons from becoming homeless. The City of Neenah works with agencies including Habitat for Humanity and Pillars Inc. - Stable Housing, to provide housing and case management services to those at risk of homelessness, and funds public services to address domestic violence, food security, sexual abuse, emergency financial assistance, youth

mentoring, and budget counseling.

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 following recommendations are the result of the Comprehensive Plan process:

H 1.1.1: Continue to explore and promote all available programs that can lead to an increased supply of housing units in the local market.

H 1.2.1: Pursue regional ventures that promote neighborhood stabilization, housing rehabilitation and affordable housing solutions in the City of Neenah.

H 1.3.1: Support proposals for senior type housing that would include smaller houses, low maintenance, and close proximity to amenities.

H 1.4.1: Increase the amount of residential living space in or near the downtown. Identify locations for housing in or near the downtown.

H 2.1.1: Maintain and improve the public infrastructure in existing neighborhoods to insure reliable service and to encourage private investment and pride in ownership.

H 2.2.1: Continue the funding and operation of the City's Housing Rehabilitation Program.

H 3.1.1: Establish progressive resource protection standards that new neighborhood developments should follow, to insure that natural features function to both enhance the value of adjoining property and continue their environmental purpose.

H 3.2.1: Create neighborhood plans for undeveloped land.

H 3.3.1: Review new housing proposals taking into consideration their relationship with other land uses to maintain neighborhood cohesiveness and character.

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 2020 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 2020 Action Plan proposes to fund public services that will assist poverty level households with domestic abuse shelter and services, homeless shelter and services, elderly nutrition services, sexual abuse counseling services, emergency financial assistance and referral services, youth mentoring services, and budget counseling services.

Actions planned to develop institutional structure

In 2020, the policy and procedures for the housing rehabilitation program 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 the United Way Basic Needs and Self-Sufficiency Impact Area.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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.	58.00%

The three year period of 2018, 2019, and 2020 will be used to determine a minimum overall benefit of 70% of CDBG funds to persons of low and moderate income.

Attachments

Citizen Participation Comments



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BROWN COUNTY**

NEENAH, CITY OF
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I, being duly sworn, doth depose and say I am an authorized representative of the Appleton Post-Crescent, a newspaper published at Appleton, Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on:

Account Number: GWM-1014091
Order Number: 0004016383
No. of Affidavits: 1
Total Ad Cost: \$82.12
Published Dates: 01/23/20

Legal Clerk

State of Wisconsin
County of Brown
Subscribed and sworn to before on January 23, 2020

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown

My Commission Expires

of Affidavits: 1
This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

CITIZEN HEARING NOTICE
CITY OF NEENAH
2020 COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

The City of Neenah Department of Community Development will conduct a citizen hearing to receive comments for the City of Neenah 2020 - 2024 Consolidated Plan and 2020 Annual Action Plan and the use of the City's 2020 Community Development Block Grant (CDBG).

HEARING DATE
Monday, February 3, 2020
TIME
4:00 P.M.
PLACE
Mayor Committee Room
Neenah City Hall
211 Walnut Street
Neenah, Wisconsin

The City of Neenah anticipates receiving approximately \$250,000 after June 1, 2020 through the Community Development Block Grant program and estimates having \$75,000 available from program income. Federal law requires that at least 75% of the funds received in the program years 2018, 2019, and 2020 be designated for activities that benefit low and moderate-income persons. Eligible activities that may be undertaken with program funds include public service activities, housing and economic development activities, and program administrative support and planning.

All interested citizens, especially those having low and moderate incomes, are encouraged to attend the hearing and state their views on housing and community development needs, and make suggestions as to the use of CDBG funds. These needs and suggestions will be considered for inclusion in the City's Consolidated Plan and Annual Action Plan. Applications for funding are due by Monday, February 17, 2020, and are available at www.cityofneenah.wi.us or at Neenah Department of Community Development, Room 311, 211 Walnut Street, Neenah, Wisconsin 54956. Those interested in the program who have not applied previously are encouraged to contact the Department of Community Development at 920-886-6128 for further information.

Non-English speaking persons and persons with disabilities are encouraged to attend. Persons needing accommodations are asked to contact the Department of Community Development at (920) 886-6128 at least 24 hours in advance.

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Notes of the hearing

Written comments and proposals may be submitted until February 12, 2020 to the Department of Community Development, 211 North Street, PO Box 626, Neenah, WI 54957-0426. Phone: (820) 886-0400, email: comments@co.wisconsin.gov

January 23, 2020
Neenah: Department of Community Development
Purt: 123456789 WMAUP

Grantee Unique Appendices



STATE OF WISCONSIN
BROWN COUNTY

NEENAH, CITY OF

211 WALNUT ST

NEENAH WI 549563028

I, being duly sworn, doth depose and say I am an authorized representative of the Appleton Post-Crescent, a newspaper published at Appleton, Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on:

Account Number: GWM- 014991
Order Number: 000437 0970
Total Ad Cost: \$63.98
Published Dates: 08/02/2020

Legal Clerk

State of Wisconsin

County of Brown

Subscribed and sworn to before on December 31, 2020

[Signature]

Notary Public, State of Wisconsin, County of Brown

10/23/2023

My Commission Expires

of Affidavits: 1

This is not an invoice

PANG PAPATHOPOULOS
Notary Public
State of Wisconsin

CITY OF NEENAH
NOTICE OF PUBLIC HEARING
2020 COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM
COUNCIL DATED PLAN
PROPOSED USE OF

FUNDING ANNUAL ACTION PLAN
The City of Neenah has started the 2020 Consolidated Plan and Annual Action Plan which includes a program of activities to be funded by the 2020 Community Development Block Grant to address the priority needs and objectives outlined in the Five Year Consolidated Plan. Members of the public are invited to comment in writing by September 1, 2020 on the Consolidated Plan and Annual Action Plan and proposed use of funds, and to comment at a public hearing, scheduled for August 12, 2020 at 4:00 P.M. usually at the Neenah Community Room, City Administration Building, or by e-mail at the City of Neenah Council public hearing to be held August 19, 2020 at 7:00 P.M. via video in the Council Chamber, City Administration Building, 211 Walnut Street, Neenah. Information on this public hearing will be posted at the Neenah City Administration Building and on the City of Neenah website.

A copy of the proposed plan is available for review at the Department of Community Development, Room 315 in the City Administration Building, 211 Walnut Street, Neenah, or online under Community Development, Block Grant at <http://www.cityofneenah.wi.us/departments/community-development/>. Goals, objectives, and activities proposed to be funded include those supporting public services, blight elimination, redevelopment, housing, economic development, and planning and administration.

Members of the public are encouraged to attend one or both of the public hearings scheduled for August 12 and August 19, 2020. For further information please contact the Department of Community Development at 220-586-6725. Written comment may also be directed to the Department of Community Development, 211 Walnut Street, P.O. Box 426, Neenah, WI 54956-0426 by September 1, 2020.

Department of Community Development
City of Neenah
August 2, 2020
Run: August 2, 2020 #1448LP

NEENAH, CITY OF
2020-2021

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Grantee SF-424's and Certification(s)

OMB Number: 4040-3004
 Expiration Date: 12/31/2022

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Continued Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* 3. Date Received: <div style="background-color: yellow; width: 100px; height: 15px;"></div>		* 4. Applicant Identifier: <div style="border: 1px solid black; width: 150px; height: 15px;"></div>	
5a. Federal Entity Identifier: <div style="border: 1px solid black; width: 150px; height: 15px;"></div>		5b. Federal Award Identifier: B-20-00-00-0000	
State Use Only:			
6. Date Received by State: <div style="border: 1px solid black; width: 50px; height: 15px;"></div>		7. State Application Identifier: <div style="border: 1px solid black; width: 100px; height: 15px;"></div>	
3. APPLICANT INFORMATION:			
* a. Legal Name: <div style="border: 1px solid black; width: 300px; height: 15px;">City of Neenah, Wisconsin</div>			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <div style="border: 1px solid black; width: 150px; height: 15px;">59-6030543</div>		* c. Organizational DUNS: <div style="border: 1px solid black; width: 100px; height: 15px;">090750650000</div>	
d. Address:			
* Street: <div style="border: 1px solid black; width: 250px; height: 15px;">211 George Street</div> Street 2: <div style="border: 1px solid black; width: 250px; height: 15px;"></div> * City: <div style="border: 1px solid black; width: 100px; height: 15px;">Neenah</div> County/Parish: <div style="border: 1px solid black; width: 100px; height: 15px;">Winnebago</div> * State: <div style="border: 1px solid black; width: 150px; height: 15px;">WI: Wisconsin</div> Province: <div style="border: 1px solid black; width: 100px; height: 15px;"></div> * Country: <div style="border: 1px solid black; width: 150px; height: 15px;">USA: UNITED STATES</div> * Zip / Postal Code: <div style="border: 1px solid black; width: 100px; height: 15px;">54957-0435</div>			
e. Organizational Unit:			
Department Name: <div style="border: 1px solid black; width: 150px; height: 15px;">Community Development</div>		Division Name: <div style="border: 1px solid black; width: 150px; height: 15px;"></div>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <div style="border: 1px solid black; width: 50px; height: 15px;">Mr.</div>		* First Name: <div style="border: 1px solid black; width: 100px; height: 15px;">Carol</div>	
Middle Name: <div style="border: 1px solid black; width: 150px; height: 15px;"></div>			
* Last Name: <div style="border: 1px solid black; width: 150px; height: 15px;">Kasiner</div>			
Suffix: <div style="border: 1px solid black; width: 50px; height: 15px;"></div>			
Title: <div style="border: 1px solid black; width: 150px; height: 15px;">Assistant Planner</div>			
Organizational Affiliation: <div style="border: 1px solid black; width: 250px; height: 15px;"></div>			
* Telephone Number: <div style="border: 1px solid black; width: 100px; height: 15px;">920-964-24</div>		Fax Number: <div style="border: 1px solid black; width: 100px; height: 15px;"></div>	
* Email: <div style="border: 1px solid black; width: 150px; height: 15px;">ckasiner@neenah.wi.us</div>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="C-H"/>	* b. Program/Project: <input type="text" value=""/>
Attach an additional list of Program/Project Congressional Districts if needed:	
<input type="text" value=""/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2020"/>	* b. End Date: <input type="text" value="05/31/2021"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="216,110.00"/>
* b. Applicant:	<input type="text" value=""/>
* c. State:	<input type="text" value=""/>
* d. Local:	<input type="text" value=""/>
* e. Other:	<input type="text" value=""/>
* f. Program income:	<input type="text" value="54,760.00"/>
* g. TOTAL:	<input type="text" value="270,870.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value=""/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text" value=""/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 28, Section 1001). <input checked="" type="checkbox"/> I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency solicitation instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/> Middle Name: <input type="text" value="R."/> Last Name: <input type="text" value="Kaufert"/> Suffix: <input type="text" value=""/>	First Name: <input type="text" value="Dean"/> Title: <input type="text" value="Mayor, City of Neenah"/> Telephone Number: <input type="text" value="920-886-6105"/> Fax Number: <input type="text" value=""/> E-mail: <input type="text" value="dkaufert@ci.neenah.wi.us"/>
Signature of Authorized Representative: <input type="text" value="Dean R. Kaufert"/> Date Signed: <input type="text" value="11/12/2020"/>	

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/29/2022

The reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

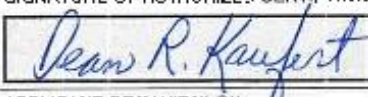
1. I have the legal authority to apply for Federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if applicable, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision of the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of persons or organizational conflict of interests, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4733) relating to prescribed standards of merit systems for programs funded under one of the 16 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1851-1863, and 1805-1865) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-516), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§522 and 527 of the Public Health Service Act of 1942 (42 U.S.C. §§290c (c) 3 and 290c (j), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1964 (42 U.S.C. §§2001 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-72

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-645) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501, 1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§2701a to 2708a-7), the Copeland Act (40 U.S.C. §2770c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 132(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11735; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11855; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§433u-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 100(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Neenah, a municipality	10/01/2020

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.


Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 35.


Signature of Authorized Official

11/15/20
Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019, 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K, and R.

Compliance with Laws -- It will comply with applicable laws.

Dean R. Kaufert
Signature of Authorized Official

11/15/20
Date

Mayor
Title

Appendix - Alternate/Local Data Sources