



# City of Eau Claire Housing Division

Community Development Block Grant  
(CDBG)  
&  
HOME Investment Partnership Program

## 2024

# Organization Requests

# 2024 Organization Requests

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## SECTION I

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) REQUESTS

The City of Eau Claire is eligible to receive federal Community Development Block Grant (CDBG) funding for 2024. The HUD grant year starts August 1, 2024. The funding is from the U.S. Department of Housing and Urban Development (HUD) and is targeted to low-income persons or projects in low-income areas.

The Community Development Block Grant (CDBG) program was created by the Housing and Community Development Act of 1974. The City of Eau Claire Housing Authority administers the CDBG program for the City of Eau Claire. Funds are allocated to cities through a formula based on population, poverty, overcrowded housing, and age of housing and population growth. The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD).

In 2024, the City of Eau Claire is eligible to receive the following CDBG funding:

2024 CDBG Grant	\$560,964
2024 Estimated Program Income	<u>\$100,000</u>
Total	<u>\$660,964</u>

Of this amount, at least 70% must be allocated to direct benefit activities.  
(Grant plus program income less administration, planning x 70%)

The fundamental objective of the block grant program is the development of decent housing and suitable living environment primarily for low- to moderate-income people. HUD requires that at least 70% of the grant directly benefits low-income persons and the remainder of the grant may indirectly benefit low-income persons. Activities that qualify for CDBG funding may include:

#### Direct Benefit Activities (70% or more)

- Housing rehabilitation
- Public improvements and public facilities
- Public services to non-profits
- Housing code enforcement

#### Indirect Benefit Activities (30% or less)

- Acquisition, relocation and clearance
- Elimination of slums and blight
- Historical preservation: residential
- Commercial rehabilitation in low-income areas (facade only)

## Community Development Block Grant (CDBG) – Worksheet

2024 CDBG Grant	\$	560,964.00
Estimated Program Income	\$	100,000.00
		660,964.00

**2024 Direct Benefit Projects: (70%)**

**Intensified Housing Code Enforcement:**

City of Eau Claire - Neighborhood Services Division  
Eau Claire City/County Health Department

**Sub Total**

**Homeownership**

City of Eau Claire Housing Division - Homeownership Program

**Sub Total**

**Rehabilitation:**

City of Eau Claire Housing Division - Residential Housing Rehabilitation  
City of Eau Claire Housing Division - Lead Based Paint Remediation  
City of Eau Claire Housing Division - Asbestos Removal  
Bolton Refuge House (Smith House - Rehabilitation)  
EC Area Hmong Mutual Association (Affordable Housing Rehab)  
Habitat for Humanity - Home Preservation *(did not apply in 2024)*  
Home for Good of Eau Claire, Inc. - Rehabilitation

**Sub Total**

**Public Facilities and Improvements:**

*No Applications received for 2024*

**Sub Total**

**Public Services: (15% Cap - \$99,144)**

Bolton Refuge House - Self-Sufficiency/Victim Advocacy Program  
Bolton Refuge House - Emergency Shelter Support Services  
Catholic Charities - Sojourner House  
Children's Service Society - Building Families Program *(did not apply in 2024)*  
Chippewa Valley Free Clinic - Health Services *(late application)*  
City of Eau Claire - Street Ambassadors *(application incomplete)*  
Community Table - Meal Services  
EC Hmong Mutual Assistance Association - Community Liaison  
EC Hmong Mutual Assistance Association – Housing Liaison  
Family Promise of the Chippewa Valley - Beacon House *(did not apply in 2024)*  
Western Dairyland Economic Opportunity Council, Inc. – Jobs and Business Dev.  
Western Dairyland Economic Opportunity Council, Inc. – Homeless Program

**Sub Total**

**Indirect Benefit Proj: (30% Funding Cap)**

**Acquisition, Relocation and Clearance:**

*No Applications received for 2024*

**Planning & Administration: (20% Funding Cap - \$132,192)**

City of Eau Claire Housing Division - Planning and Management

**Sub Total**

**CDBG Administration: (included in 20% cap)**

City of Eau Claire Housing Division - General Administration

**Sub Total**

**Total Planning and Admin**

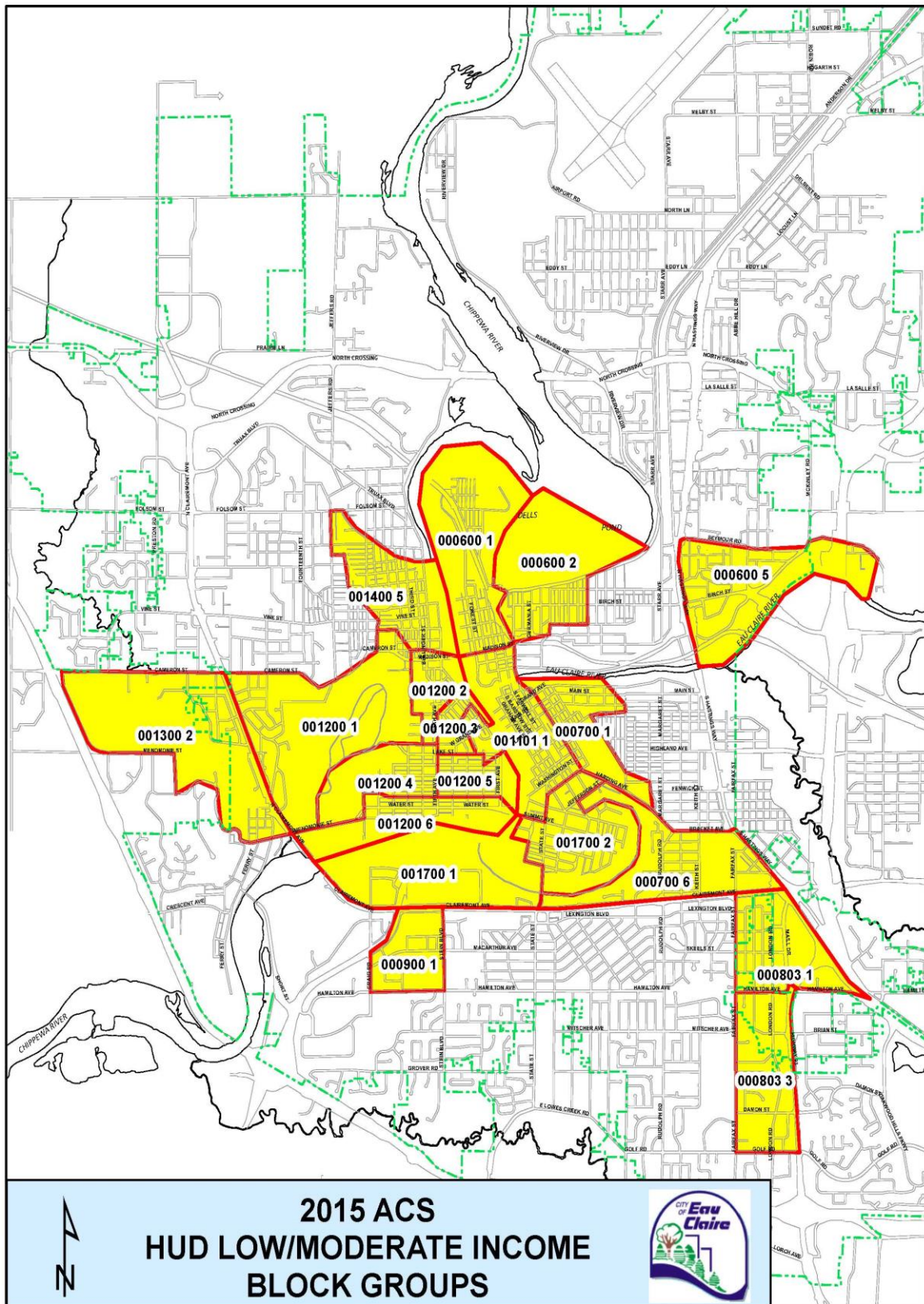
**Total**

	2023 FINAL Funding	2024 Requested Funding	2024 Proposed Funding
\$ -	\$ -	\$ 47,700.00	\$ 47,700.00
\$ 85,400.00	\$ 85,400.00	\$ 69,100.00	\$ 69,100.00
<b>Sub Total</b>	<b>\$ 85,400.00</b>	<b>\$ 116,800.00</b>	<b>\$ 116,800.00</b>
\$ 92,313.00	\$ 92,313.00	\$ 200,000.00	\$ 53,575.00
<b>Sub Total</b>	<b>\$ 92,313.00</b>	<b>\$ 200,000.00</b>	<b>\$ 53,575.00</b>
\$ 100,000.00	\$ 100,000.00	\$ 150,000.00	\$ 120,000.00
\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
\$ 11,997.00	\$ 11,997.00	\$ 11,997.00	\$ 11,997.00
\$ 27,747.00	\$ 27,747.00	\$ 27,747.00	\$ 25,000.00
\$ -	\$ -	\$ -	\$ -
\$ 100,000.00	\$ 100,000.00	\$ 136,000.00	\$ 52,300.00
<b>Sub Total</b>	<b>\$ 250,000.00</b>	<b>\$ 375,744.00</b>	<b>\$ 259,297.00</b>
\$ -	\$ -	\$ -	\$ -
<b>Sub Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 10,000.00
\$ 11,900.00	\$ 11,900.00	\$ 30,000.00	\$ 11,900.00
\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 10,000.00
\$ 6,500.00	\$ 6,500.00	\$ -	\$ -
\$ 14,200.00	\$ 14,200.00	\$ 20,000.00	\$ 13,500.00
\$ -	\$ -	\$ 40,000.00	\$ -
\$ 14,100.00	\$ 14,100.00	\$ 20,000.00	\$ 14,100.00
\$ -	\$ -	\$ 20,000.00	\$ 6,500.00
\$ -	\$ -	\$ 22,246.53	\$ 11,100.00
\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
\$ 12,000.00	\$ 12,000.00	\$ 14,850.00	\$ 12,000.00
<b>Sub Total</b>	<b>\$ 98,700.00</b>	<b>\$ 217,096.53</b>	<b>\$ 99,100.00</b>
\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 16,192.00
<b>Sub Total</b>	<b>\$ 10,000.00</b>	<b>\$ 20,000.00</b>	<b>\$ 16,192.00</b>
\$ 121,604.00	\$ 121,604.00	\$ 116,000.00	\$ 116,000.00
<b>Sub Total</b>	<b>\$ 121,604.00</b>	<b>\$ 116,000.00</b>	<b>\$ 116,000.00</b>
<b>Total Planning and Admin</b>	<b>\$ 121,604.00</b>	<b>\$ 136,000.00</b>	<b>\$ 116,000.00</b>
<b>Total</b>	<b>\$ 658,017.00</b>	<b>\$ 1,045,640.53</b>	<b>\$ 660,964.00</b>

## Eau Claire City 2024 Income Limits

Percent of Median Income	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
80% - Low Income (City Owned)	\$55,650	\$63,600	\$71,550	\$79,500	\$85,900	\$92,250	\$98,600	\$104,950
50% - Very Low Income (Section 8)	\$34,800	\$39,800	\$44,750	\$49,700	\$53,700	\$57,700	\$61,650	\$65,650
30% - Extremely Low Income	\$20,900	\$23,850	\$26,850	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720

# Map



## CODE ENFORCEMENT

### Eligible Code Enforcement Activities

The costs incurred for code enforcement efforts is an allowable expense under CDBG provided that:

- The enforcement takes place in deteriorated or deteriorating area(s); and
- The enforcement effort is accompanied by public or private improvement services (e.g., a homeowner rehabilitation program) and can be expected to slow the decline of the area(s) or work toward turning the neighborhood around.

### Eligible Costs under Code Enforcement include:

- Costs incurred for inspections for code violations (including salaries and overhead); and
- The enforcement of code requirements (including salaries, overhead and legal proceedings).

## CODE ENFORCEMENT

**APPLICANT:** Eau Claire City/County Health Department

**PROGRAM:** Intensified Housing Code Enforcement

**OBEJECTIVE:** Direct benefit

### FUNCTION:

The Eau Claire City/County Health Department is requesting funds to continue their program of Intensified Housing Code Enforcement in the low- and moderate-income neighborhoods within the city limits of Eau Claire. This program provides a systematic approach to identify and upgrade substandard housing, eliminate health hazards such as lead paint, eliminate accident hazards, and reduce the deteriorations of individual homes and neighborhoods. This program provides over 100 residential dwelling inspections / re-inspections per year and is viewed as a vital housing codes compliance position.

CDBG funds would be used to staff a position to perform building inspections and required follow-up and residential inspections of lead-based paint hazards.

### REQUEST:

The Eau Claire City/County Health Department is requesting \$69,100 to continue this program.

### RECOMMENDATION:

*The Review Committee recommends funding the City/County Health Department \$69,100 to support the Code Enforcement program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$69,100
<b>2024 CDBG Recommendation:</b>	<b>\$69,100</b>
2023 CDBG Award:	\$85,400





**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**Part D – Program Description** *(Please limit narrative responses to 200 words)*

**Provide an overview of the program that seeks CDBG funding:**

The Eau Claire City-County Health Department Housing Inspection Program benefits low to moderate income persons by assuring rental and owner-occupied homes are safe and healthy. The health department uses external survey data to initiate proactive housing inspections of residential dwelling units throughout the entire CDBG area to ensure and enforce compliance with the Eau Claire City Housing Code - Chapter 16.08. This method provides a systematic approach to identify and upgrade sub-standard housing, eliminate health hazards such as lead paint, asbestos, and indoor air quality concerns, eliminate accident hazards, and reduce the deterioration of individual homes and neighborhoods by improving and preserving existing affordable housing. This program has resulted in significant improvements to exterior housing scores. When comparing scores from the Northeast section of the City of Eau Claire, 870 homes received a score of 6 or above in 2018 and 147 homes scored 6 or above in 2023. This data shows this program is effective and continues to support the outcome of sustainability by improving the overall viability of our community through reduction of blighted areas and reducing the number of deteriorated homes. This program also works to preserve existing affordable housing for low to moderate income persons in the CDBG area. New this year, the health department will partner with and support the new Neighborhood Services Division (NSD) to work on external nuisance related code enforcement while continuing to eliminate health and safety hazards in the CDBG target area. The health department will continue to complete full inspections of at least 100 dwelling units in the CDBG target area focusing on health and safety hazards and identify at least 10 homes with deteriorated areas of chipping or peeling paint inside or outside the home for additional lead evaluation including completing an in-depth lead assessment checklist of the home for dwelling units with children under 6 years old in the CDBG target area. On average, this involves at least 3 visits to the home for follow up, extensive education from an environmental health specialist about the health or safety hazard, and referral to resources as available to bring the unit into compliance with the housing code. This has been a successful program to proactively address and support affordable, safe, and healthy housing for CDBG areas and prevent significant housing challenges.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

CDBG funding for the health department will support 63% of a full-time Environmental Health Specialist. The EHS will coordinate the program, inspections, and follow-up/enforcement. Grant funds will also be applied to any travel, telephone charges, and postage required for the program.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Environmental Health Specialist 1 Salary (0.63 FTE)	\$41,800
Benefits/Fringe	\$25,100
Travel, Postage, Phone	\$2,200

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

Coordination happens with other departments including Neighborhood Services, building, plumbing, fire, police, humane officers, and social services to evaluate specific problems as well as implementing the Interagency Agreement for Dangerous Living Conditions as needed.

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*

100 dwelling units with interior inspection completed, including 300 property visits  
10 homes identified for additional lead evaluation and abatement timelines established

## CODE ENFORCEMENT

**APPLICANT:** City of Eau Claire – Neighborhood Services Division  
**PROGRAM:** City of Eau Claire Exterior Housing Inspection Program  
**OBEJECTIVE:** Direct benefit

### **FUNCTION:**

The City of Eau Claire – Neighborhood Services Division is requesting funds to conduct exterior housing inspections for Housing Code and Trash Enforcement in the low- and moderate-income neighborhoods within the city limits of Eau Claire. This program will work in partnership with the Eau Claire City County Health Department and other community programs to identify and upgrade substandard housing and enforce compliance with Eau Claire City Housing Code – Chapter 16.08. This program will provide 125 residential dwelling inspections per year and is viewed as a vital housing codes compliance position.

CDBG funds would be used to staff a position to perform building inspections.

### **REQUEST:**

The City of Eau Claire – Neighborhood Services Division is requesting \$47,700 to continue this program.

### **RECOMMENDATION:**

*The Review Committee recommends funding the Neighborhood Services Division \$47,700 to support the Exterior Housing Inspection program.*

### **FUNDING OVERVIEW:**

2024 CDBG Request:	\$47,700
<b>2024 CDBG Recommendation:</b>	<b>\$47,700</b>
2023 CDBG Award:	N/A



## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2024 APPLICATION FOR FUNDING

**This page will go to the City Council. Please keep to ONE page.**

**Part D – Program Description**

*(Please limit narrative responses to 200 words)*

**Provide an overview of the program that seeks CDBG funding:**

The City of Eau Claire Exterior Housing Inspection Program is part of the Eau Claire City Housing Inspection Program (ECCHIP) that previously was administered exclusively by the Eau Claire City County Health Department. The ECCHIP benefits low to moderate-income persons by assuring rental and owner-occupied homes are safe and healthy. The ECCHIP involves systematic interior and exterior housing inspections of residential dwelling units to ensure and enforce compliance with the Eau Claire City Housing Code – Chapter 16.08. The City of Eau Claire Exterior Housing Inspection Program will be performed by the City’s Neighborhood Services Division rather than the ECCCHD. The City plans to provide the exterior dwelling unit surveys and inspections through the use of a Housing and Trash Compliance Technician. Half of the position will concentrate on Trash Enforcement and the other half of the position will concentrate on the exterior inspection of residential dwelling units. The close nature of trash and exterior housing condition will provide efficiencies. The ECCCHD will still conduct internal residential dwelling unit inspections in the ECCHIP as they traditional have.

The exterior inspection program will use a systematic approach to inspect and rate the exterior condition of each residential dwelling unit to come up with a rating score that will help identify and upgrade units with substandard exterior conditions. The City of Eau Claire Exterior Housing Inspection Program will work to address exterior nuisance code violations while also working in close partnership with the ECCCHD for instances when health hazards such as lead paint are identified and Environmental Health Specialists from the ECCCHD will be notified of the property. With regards to low income families, the City of Eau Claire Exterior Housing Inspection Program will work with low income owners to connect them with other CDBG programs to assist with the cost of home improvements designed to correct these health and safety hazards, particularly in Census tracts 6.00, 7.00, 11.01, 12.00, 14.02, and 17.00. Three of these tracts are Qualified Census Tracts. All of them have a median household income that lags the federal average anywhere from 25% to 49%, and have anywhere from 11.4% to 29.1% of residents making less than \$25,000/year median household income.

The goal of the exterior housing inspection program is to evaluate the exterior of 125 low-income homes and levy additional dollars to fully inspect 5,300 units annually to ensure every residential dwelling unit is inspected every 5 years.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

The CDBG funding for the City of Eau Claire Exterior Housing Inspection Program will fund 50% of a full time Housing and Trash Enforcement Technician. The grant funds will also be applied to any travel, miscellaneous supplies, telephone charges, postage, and equipment required for the program. Technicians will also receive training on partner organizations and their programs related to home improvement funding for low income home owners.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

# HOMEOWNERSHIP PROGRAM

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** Homeownership Program

**OBEJECTIVE:** Direct benefit

## FUNCTION:

The Homeownership Program is for the development of rental housing for low-income families designed to provide homeownership opportunities. The objective of the CDBG Homeownership Program is to provide affordable housing, which will be occupied by low-moderate income households. This is a direct buy where the client obtains conventional bank financing for the purchase. The Housing Authority pays a payment in lieu of tax on all of the properties it owns. Once the occupant purchases the home they will pay the full property taxes.

The funding will be used for the property acquisition and any rehabilitation needed to correct code or environmental hazard issues on one single-family home.

## REQUEST:

The Eau Claire Housing Division is requesting \$200,000 for property acquisition and any rehabilitation needed to correct code or lead and asbestos issues.

## RECOMMENDATION:

*The Review Committee recommends funding the Housing Division \$53,575 to support the Homeownership program.*

## FUNDING OVERVIEW:

2024 CDBG Request:	\$200,000
<b>2024 CDBG Recommendation:</b>	<b>\$53,575</b>
2023 CDBG Award:	\$92,313



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

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**Part D – Program Description**

*(Please limit narrative responses to 200 words)*

**Provide an overview of the program that seeks CDBG funding:**

The City of Eau Claire Community Development Block Grant (CDBG) Homeownership Program is for the development of rental housing for low income families designed to provide homeownership opportunities. The objective of the CDBG Homeownership Program is to provide affordable housing, which will be occupied by low-moderate income households. The properties will be acquired in the city limits of Eau Claire.

It is expected that the funding will be used for the property acquisition and any rehabilitation needed to correct code or lead issues.

This program is a three year rental program where the renter purchases the property after the term of the contract. The renter obtains conventional bank financing for the purchase. During the first three year, one fourth of the rent goes toward reducing the purchase price of the home.

These units will also contribute to the tax base of the City of Eau Claire. The Housing Authority pays a payment in lieu of tax on all properties it owns. Once the occupants purchase the homes, they will pay the full property tax.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Community Development Block Grant (CDBG) funding will be used to purchase and rehabilitate single family homes within the city limits of Eau Claire for the Homeownership Program.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
CDBG Homeownership Program	\$200,000
	\$
	\$

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

The City of Eau Claire Housing Division's CDBG Homeownership Program works only within the city limits of Eau Claire

# Organization Requests

## Housing Rehabilitation

### Eligible Housing Rehabilitation Activities

CDBG funds may be used to assist existing homeowners with the repair, rehabilitation or reconstruction of owner-occupied units.

Grantees have the flexibility under the CDBG Program to design repair and rehabilitation programs that meet the needs of their residents. Examples of the types of local programs that may be funded include:

- General programs aimed at rehabilitation of existing structures, including substantial rehabilitation programs, which typically bring the property up to local codes and standards.
- Special purpose programs, including:
  - Energy efficiency programs aimed at improving the energy efficiency of homes through additional insulation, new windows and doors and other similar improvements.
  - Handicapped accessibility programs through which improvements, such as installation of ramps and grab bars, are made to homes of persons with disabilities to make the home more accessible.
  - Emergency repair programs that provide for the repair of certain elements of a housing unit in emergency situations.
  - Weatherization improvements aimed at improving a home's ability to withstand the elements, including insulation and weather-stripping.
  - Lead based paint and asbestos remediation programs.

## HOUSING REHABILITATION PROGRAM

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** Rehabilitation Loan Program

**OBEJECTIVE:** Direct benefit

### FUNCTION:

The Eau Claire Housing Division has been providing low interest rehabilitation loans to low-income homeowners and landlords who rent to low-income tenants since 1977. Over 1,000 houses have been assisted in the city of Eau Claire with rehabilitation funding since the program's inception.

This program provides loans up to \$40,000 per single family home for code related and basic home improvement activities. Loans, which are available, are either 1) for extremely low-income homeowners: loans are deferred until the property changes ownership or occupancy status or are sold, or 2) for low-income homeowners: loans are repaid through installments over 20 years.

This loan funding may be used in conjunction with other grants for lead remediation, asbestos removal and/or HOME rehabilitation. Funding is also available for rehabilitation of rental property that is rented to low-income households.

This program generates approximately \$100,000 annually in repayments. The Housing Rehabilitation Program is a win-win activity 1) benefiting the household receiving the rehabilitation of their property, 2) improves neighborhoods, 3) corrects housing code compliance items, 4) improvements increase property values thus generating additional taxes to the City of Eau Claire, 5) provides loan repayments to the program thus ensuring continuation of the housing improvements.

### REQUEST:

The Eau Claire Housing Division is requesting \$150,000 to continue the Rehabilitation Loan Program. Funding would cover administration costs associated with operating the program and provide loans to approximately 4 homeowners.

### RECOMMENDATION:

*The Review Committee recommends funding Eau Claire Housing Division \$150,000 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$150,000
<b>2024 CDBG Recommendation:</b>	<b>\$120,000</b>
2023 CDBG Award:	\$100,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The City of Eau Claire Community Development Block Grant (CDBG) Residential Rehabilitation program has been improving units in the City of Eau Claire for over 30 years. This program operates from an application waiting list of income eligible homeowners and investors who rent to low income persons. The Housing Division's Rehabilitation Specialists works with homeowners to design a set of bid specifications which address items related to rehabilitation and energy efficient improvements, handicap accessibility modifications to housing and housing code violations.

Proceeds from the repayment of these loans usually average between \$100,000 to \$150,000

The program has several great benefits including: providing low to moderate income homeowners with financial assistance to make needed and/or required property improvements, providing health and safety improvements to the property itself and improving neighborhoods. The program assists many elderly or disable households and families that would not be able to afford replacing a leaking roof, making handicap accessible modifications to housing, furnace replacement and other needed repairs.

**Described how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

The CDBG funds requested in this application serve approximately 5 low-income homeowners with housing rehabilitation loans. There is great demand for housing rehabilitation; therefore, this program operates all year long

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Rehabilitation	\$100,000
Administration	\$50,000
	\$



## LEAD PAINT HAZARD PROGRAM

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** Lead Paint Hazard Program

**OBEJECTIVE:** Direct benefit

### **FUNCTION:**

The Eau Claire Housing Division has been providing low-interest rehabilitation loans to income eligible homeowners and landlords who rent to low-income tenants. In conjunction with the rehabilitation loan, the homeowner may qualify for a lead-based paint remediation grant. The grant is provided to help offset costs for disturbing painted surfaces with lead-based paint.

The eligibility requirements for the Lead-Based Paint Hazard Reduction grant are the same as the CDBG Housing Rehabilitation Loan Program with the addition that all properties must have been built prior to 1978. All properties must be located within the city limits of Eau Claire and investor properties must be within the City's target area. The maximum grant amount of up to \$7,000 for projects with construction bids of \$35,000 or more.

This also meets the objective of improved housing conditions because all housing assisted under this program must meet federal and local codes and guidelines.

### **REQUEST:**

The Eau Claire Housing Division is requesting \$30,000 to fund the Lead Based Paint Hazard Reduction program. This amount would serve approximately 4-5 low-to-moderate-income homeowners.

### **RECOMMENDATION:**

*The Review Committee recommends funding Eau Claire Housing Division \$30,000 to support this program.*

### **FUNDING OVERVIEW:**

2024 CDBG Request:	\$30,000
<b>2024 CDBG Recommendation:</b>	<b>\$30,000</b>
2023 CDBG Award:	\$30,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The lead based paint hazard grant program is additional funding for low income homeowners or investors renting to low income families to help offset costs for disturbing painted surfaces with lead based paint in conjunction with the City of Eau Claire CDBG Housing Rehabilitation loan. Eligibility for the lead based paint program is the same as the CDBG Housing Rehabilitation loan program with one exception, all properties receiving lead based paint funding must have been built prior to 1978. All properties must be located within the City of Eau Claire; however, investor properties must be within the City's CDBG target area. Maximum grant amount is \$7,000 for projects with construction bids of \$35,000 or more

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

This funding will serve the needs of low income clientele by providing lead based paint residential rehabilitation for approximately 8-10 low to moderate income homeowners. This also meets the objective of improved housing condition as all housing assisted under the program must meet federal and local codes and guidelines.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Lead based paint remediation	\$30,000
	\$
	\$

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

The City of Eau Claire Housing Division's CDBG Rehabilitation Program covers the city limits of Eau Claire. Eau Claire county also has a rehab program which covers the surrounding areas of Eau Claire.

## ASBESTOS REMOVAL PROGRAM

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** Asbestos Removal Program

**OBEJECTIVE:** Direct benefit

### FUNCTION:

The Eau Claire Housing Division provides low-interest rehabilitation loans to income eligible homeowners and landlords who rent to low-income tenants. In conjunction with the rehabilitation loan, the homeowner may qualify for an asbestos removal grant. The grant is provided to help offset costs of rehabilitation for asbestos removal.

### REQUEST:

The Eau Claire Housing Division is requesting \$20,000 to continue this program. This amount of funding would provide lead-based paint residential rehabilitation for approximately 2-3 low-to-moderate-income homeowners.

### RECOMMENDATION:

*The Review Committee recommends funding Eau Claire Housing Division \$20,000 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$20,000
<b>2024 CDBG Recommendation:</b>	<b>\$20,000</b>
2023 CDBG Award:	\$20,000



## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2024 APPLICATION FOR FUNDING

**This page will go to the City Council. Please keep to ONE page.**

### **PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The City of Eau Claire Community Development Block Grant (CDBG) Residential Rehabilitation program has been improving units in the City of Eau Claire for over 30 years. This program operates from an application waiting list of income eligible homeowners and investors who rent to low income persons.

Asbestos fund would be used in conjunction with rehabilitation funds.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

The CDBG funds requested in this application serve approximately 2-3 low income homeowners with housing rehabilitation loans. There is a great demand for housing rehabilitation; therefore, this program operates all year long.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Asbestos removal	\$20,000
	\$
	\$

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

The City of Eau Claire Housing Division's CDBG Rehabilitation Program handles only the city limits of Eau Claire. Eau Claire county also has a rehab program; however, they handle the surrounding areas of Eau Claire.

## REHABILITATION

**APPLICANT:** Bolton Refuge House  
**PROGRAM:** Smith House - Rehabilitation  
**OBEJECTIVE:** Direct benefit

### FUNCTION:

The Bolton Refuge House is requesting funding to improve the interior of Smith House (3230 24<sup>th</sup> St. Eau Claire), bringing the 3 bedroom, single family dwelling to city code. The Smith House is used for transitional housing for families for up to 6 months.

### REQUEST:

Bolton Refuge House is requesting \$11,997 for the Smith House interior rehabilitation.

### RECOMMENDATION:

*The Review Committee recommends funding Bolton Refuge House \$11,997 to support this project.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$11,997
<b>2024 CDBG Recommendation:</b>	<b>\$11,997</b>
2023 CDBG Award:	N/A



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

Throughout the years, Bolton Refuge House (BRH) has work to address safety and accessibility to families who are seeking housing options following emergency sheltering.

BRH has a new project called the Smith House. Smith House will assist families who are struggling to obtain mainstream housing. BRH will accept applications for this program, allowing one household at a time to reside in the facility for 6 months minimum.

To offer Smith House to victims and their children, BRH needs to improve the interior to ensure it passes inspection and is quality living. The purpose of the grant request is to: remove all the remaining carpeting, purchase and install vinyl flooring, replace lighting throughout the bedrooms, upgrade the bathroom shower door, shelving, and add lighting. The kitchen/dining room needs shelving to organize food and kitchen items. In addition, the chimney in the upstairs bedroom needs to be removed.

BRH administration has maintained and updated the Smith House with new windows, siding, roof, retaining walls, electric, furnace and air conditioning. Administration is looking to reduce the cost quoted to upgrade Smith House by looking at volunteers who will aid in areas such as painting the interior of the facility (referenced as in-kind).

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

The bid consists of the full project to remove and ensure the Smith House is at code and will pass the necessary inspections. The request will be for improvements within the kitchen, flooring, bedrooms, and bathroom. As marked within the quote BRH will use volunteers in areas to reduce the amount of funds requested from CDBG.

See attached: M.C. Handyman quote

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
CDBG	\$ 11,997
Donations – In-Kind Work	\$ 4,815

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

BRH is the sole victim service provider, emergency shelter within the Eau Claire community. Staff members serve on a wide variety of housing coalitions, committees and advisory groups, which enables the agency to network with many resources in the area and address the needs and issues that affect victims and their children. These efforts, along with other team commitments and partnerships produce savings and resources in BRH other agencies budgets as well.

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*

With funding by the City of Eau Claire through the CDBG grant, Bolton Refuge House will complete the flooring project through 8/1/24-7/31/25

## REHABILITATION

**APPLICANT:** Eau Claire Area Hmong Mutual Association

**PROGRAM:** Affordable Housing Rehabilitation

**OBEJECTIVE:** Direct benefit

### FUNCTION:

The Eau Claire Area Hmong Mutual Association is requesting funding to rehabilitate their affordable housing units.

### REQUEST:

Eau Claire Area Hmong Mutual Association is requesting \$27,747 for this program.

### RECOMMENDATION:

*The Review Committee recommends funding \$25,000 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$27,747
<b>2024 CDBG Recommendation:</b>	<b>\$25,000</b>
2023 CDBG Award:	N/A



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2023 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

With over 20 years of experience in successfully managing, maintaining, and completing housing projects, ECAHMAA serves as a provider of safe, decent, affordable housing, demonstrating ECAHMAA's long-term commitment to helping to alleviate housing challenges for Eau Claire's low-, moderately-low, and extremely low income individuals and families. The agency's Affordable Housing Program consists of multiple rental properties, including an 8-unit apartment building, two duplexes, and four single-family homes, the majority of which are leased at significantly below the Fair Market Rent (FMR). Current tenants residing in these units are approximately 84% Asian (all of whom are Hmong), 7% white and 9% African. There are 51% under the age of eighteen, 40% are age 18 - 64 and 9% are age 70 and older. Three households receive Section 8 assistance and eight are on SSI.

Through the program, ECAHMAA has been able to foster stability and home security for families, allowing them to transition from affordable housing to homeownership. By offering housing options that are truly affordable to low-income families, ECAHMAA has ensured that all members of the community have access to the basic rights of safe and affordable homes.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Funds will be used to rehabilitate four rental properties in need of repairs. Two single-family homes are due for window winterization. A single-family home requires deck repair and tree removal due to safety concerns. Additionally, other single-family repairs will address tree removal for tenant safety.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
1707 Bell Street-Deck Repair and Tree removal	\$13,697
3161 Uranus Ave-Tree Removal	\$1,050
2124 11th Street- 12 Windows	\$5,000
3324 Gerrard Ave-11 Windows	\$8,000
<b>Total:</b>	<b>\$27,747.00</b>

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

ECAHMAA is a culturally specific agency that understands the factors that make up truly affordable housing. Our agency offers unique experiences that allow tenants to be treated with respect, even when they are experiencing homelessness. ECAHMAA's housing program avoids duplication by providing direct support to each individual. This personalized approach ensures that assistance is tailored to meet the specific needs of each individual and family, minimizing redundancy and maximizing the effectiveness of the support provided.



## REHABILITATION

**APPLICANT:** Home for Good of Eau Claire, Inc.

**PROGRAM:** Rehabilitation

**OBEJECTIVE:** Direct benefit

### FUNCTION:

Home for Good of Eau Claire, Inc. is requesting funding to make repairs to six single family homes.

### REQUEST:

Home for Good of Eau Claire, Inc. is requesting \$136,000 for this program.

### RECOMMENDATION:

*The Review Committee recommends funding Home for Good \$52,300 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$136,000
<b>2024 CDBG Recommendation:</b>	<b>\$52,300</b>
2023 CDBG Award:	\$100,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

Home for Good’s mission is to provide safe, affordable housing to families with children experiencing housing insecurity in downtown Eau Claire. Our program’s homes are set throughout the city of Eau Claire and are not localized to any one specific socio-economic region. Low-income families often find limited options for safe, affordable housing with access to community resources. Home for Good’s single-family long-term rentals are all located within 1.5 miles of downtown Eau Claire, within established communities, providing families and their children the opportunity to grow up in an engaging neighborhood setting. Tenants in our program are also offered supportive housing services, including navigation of assistance programs and community resources.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Home for Good seeks to reduce the financial burden placed on program families by lowering utility bills via weatherizing repairs on the houses that we lease. We plan to continue the work started on our houses with 2023 CDBG funds, which are being applied towards the most urgent repairs from our previous application.

2024 CDBG funds would be utilized to complete weatherization and other repairs on six of our nine properties (including a newly acquired property in 2023) within the following areas: health and safety updates in bathrooms and kitchens, window and door replacement for energy efficiency, and a few repairs unique to each property. An itemized repair list is available upon request.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

<b>Program Activity</b>	<b>CDBG Award Allotment</b>
Weatherization	\$58,700.00
Health and Safety	\$20,800.00
Quality of Life	\$8,500.00
House Preservation	\$48,000.00
<b>Total.</b>	<b>\$136,000.00</b>

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

Home for Good partners with Family Promise, Bolton Refuge House, Western Dairyland, CC We Adapt, and Habitat for Humanity in coordinating housing for families experiencing housing insecurity. However, Home for Good is unique in that we offer long term, permanent rental options rather than temporary, transitional housing. Because the agencies we partner with provide services to individuals often in crisis or in need of more intensive care, we are able to provide assistance at that critical juncture between reliance on the state and operating as an independent, self-sufficient family unit. We do not set tenancy term limits, and our rent is set below fair market rate. This leads to a high retention rate for tenancy and addresses a crucial need for permanent affordable housing for families with children in the local community.

# Organization Requests

## Public Facilities and Improvements

### Eligible Public Facility and Improvement Activities

The acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements is an eligible activity under CDBG and can be carried out by a grantee, subrecipient or other non-profit. The Public Facility or Public Improvement must be located in a low-income area or benefit low-income persons. (Example: Senior Center benefiting elderly)

### Eligible types of facilities and improvements include:

- Infrastructure improvements (generally construction or installation)
- Neighborhood facilities (e.g., recreational facilities, parks, playgrounds) and
- Facilities for persons with special needs (e.g., homeless or battered spouses, nursing homes or group homes for the disabled).

### Eligible costs include:

- Energy efficiency improvements
- Handicapped accessibility improvements
- Architectural design features and other treatments aimed at improving aesthetic quality.

If the assisted facility is owned by a non-profit, it must be open to the public during normal working hours.

There is no funding cap on Public Facilities and Improvements but projects need to be spent in a timely manner.

# Organization Requests

## Public Services

### **Eligible Public Service Activities**

The CDBG regulations are very broad and allow the use of grant funds for a wide range of public service activities, including, but not limited to:

- Employment services
- Crime prevention
- Childcare
- Health services
- Youth services
- Substance abuse services (e.g., counseling and treatment)
- Fair housing counseling
- Energy conservation
- Welfare services (excluding income payments)
- Down payment assistance
- Recreational services, or
- General Public Services

The beneficiaries of Public Services are limited to persons that are low income or activities that are in low-income areas.

CDBG funds may be used to pay for labor, supplies and material as well as to operate and/or maintain the portion of a facility in which the public service is located. This includes the purchase or lease of a facility, equipment and other property needed for the public service.

### **Public Services Cap**

The Public Services cap is 15%.

# PUBLIC SERVICES

**APPLICANT:** Bolton Refuge House  
**PROGRAM:** Self-Sufficiency/Victim Advocacy Program  
**OBEJECTIVE:** Public Service

## FUNCTION:

Bolton Refuge House is applying for CDBG funds to support the Self-Sufficiency/Victim Advocacy Program.

## REQUEST:

Bolton Refuge House is requesting \$15,000 to assist with the administration and support staff costs associated with the continuation of the Self-Sufficiency/Victim Advocacy Program.

## RECOMMENDATION:

*The Review Committee recommends funding Bolton Refuge House the amount of \$10,000 to support this Program.*

## FUNDING:

2024 CDBG Request:	\$15,000
<b>2024 CDBG Recommendation:</b>	<b>\$10,000</b>
2023 CDBG Award:	\$10,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The Self-Sufficiency Project will provide advocacy services to victims of domestic violence, sexual assault, human trafficking, intimate partner abuse, stalking, harassment, and elder abuse and children who have been exposed or witness abuse who are Extremely low to moderate income. The project will also work within the community providing education/training on safety as it pertains to our services and individuals we serve.

The Volunteer Coordinator position will recruit, retain and train volunteers to assist and educate community members on issues and identifying needs of victims, i.e., transportation, Limited English Proficiency translation, advocacy, safety planning, maintain the facility, collecting and distributing donations, etc. The Administration/Victim Advocate position will provide access to internet and system advocacy to victims such as; obtaining and/or retaining employment, budgeting, life skills, time management, workplace safety, transportation, information and referrals. Victim Advocates will aid victims in their efforts in gaining self-sufficiency and becoming a self-sustaining member of the Eau Claire community.

The project will also provide education & consultation to Eau Claire employers on policies, practices & procedures to workplace safety of the employee and co-workers. This project is necessary to assist and maintain the life-saving protection for victims as they achieve economic self-sufficiency.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

CDBG funds will be utilized to cover administrative salaries/fringes, direct services salaries/fringes, telephone, internet, property/general liability ins.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

<b>Program Activity</b>	<b>CDBG Award Allotment</b>
Salaries/fringes	\$15,000

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

Bolton Refuge House staff members serve on a wide variety of committees and advisory groups, which enables the agency to network with many community resources in the area and address the needs and issues that affect victims and their children.

Bolton Refuge House has letters of collaboration, Memorandums of Understanding, Community Engagement Letters that outlines participation on many local teams with area service providers. Goals of teams is to provide a holistic approach that addresses the needs of community members; ensuring equity, inclusiveness, and increase access to resources and services.

Bolton Refuge House is the primary service provider for victims and their children, and the only emergency shelter that serves victims and their children within Eau Claire.

# PUBLIC SERVICES

**APPLICANT:** Bolton Refuge House  
**PROGRAM:** Emergency Shelter Support Services  
**OBEJECTIVE:** Public Service

## FUNCTION:

Bolton Refuge House is applying for CDBG funds to support the staff costs associated with providing support services at the emergency shelter.

## REQUEST:

Bolton Refuge House is requesting \$30,000 to assist with the administration and support staff costs associated with the continuation of the Emergency Shelter.

## RECOMMENDATION:

*The Review Committee recommends funding Bolton Refuge House the amount of \$11,900 to support this Program.*

## FUNDING:

2024 CDBG Request:	\$30,000
<b>2024 CDBG Recommendation:</b>	<b>\$11,900</b>
2023 CDBG Award:	\$11,900



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

This page will go to the City Council. Please keep to ONE page.

**PART D – PROGRAM DESCRIPTION (PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)**

**Provide an overview of the program that seeks CDBG funding:**

Bolton Refuge House, Inc. (BRH), creates safe space through programs and services for all persons impacted by domestic violence, intimate partner abuse, sexual assault, human trafficking, child abuse, elder abuse and advocates for social change.

BRH, at the Farwell Facility provides confidential crisis, support core services and operates an emergency shelter to victims/survivors 24-hours a day, 365 days a year. The 15 room emergency shelter provides 24-hour crisis line; support services, temporary food and housing.

All services are provided in an accessible culturally-responsive way; by providing trauma-sensitive, empowerment-based approach support services for victims/survivors of abuse and their children across the life span.

BRH relies heavily on Federal/State Administration to secure funding. In 2023-2025 BRH has received the hardest reduction in both federal and state dollars that has ever been seen, paralyzing the agency's work. BRH will experience a substantial reduction of \$153,190 minimum from the State of WI in 24 crisis support core services/emergency sheltering, leaving BRH with a deficit in this service area of \$150,000.00 BRH is seeking CDBG funds that will assist covering operational expense for the much needed services located in the City of Eau Claire.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

CDBG funds will be used to cover salaries/fringes for BRH employees who maintain and operate the core services; 24-hours a day, 365 days a year which includes emergency shelter services.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Salaries/fringes = \$ 180,000	\$ 30,000
Operational (utilities, phone, security, etc.) = \$78,240	\$ 0
Total shelter costs = \$ 258,240	\$ 30,000

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

Bolton Refuge House staff members serve on a wide variety of committees and advisory groups, which enables the agency to network with many community resources in the area and address the needs and issues that affect victims and their children. Bolton Refuge House has commitment letters that outline participation, goals, and objectives on many local teams with area several service providers.

One such team is the local Coordinated Community Response Team (CCRT). The CCRT consists of a multidisciplinary approach which goal is to hold persons accountable for their abusive behavior and enhancing victim's safety, while addressing gaps, resources and services.

Bolton Refuge House is the sole 24 hours crisis and support core service provider for victims and their children, and the only emergency shelter that serves victims and their children within Eau Claire.



# PUBLIC SERVICES

**APPLICANT:** Catholic Charities

**PROGRAM:** Sojourner House

**OBEJECTIVE:** Public Service

## FUNCTION:

Catholic Charities is applying for CDBG funding to support their homeless shelter that is located in downtown Eau Claire. This is an overnight shelter. Catholic Charities does not currently offer day services to the homeless.

## REQUEST:

Catholic Charities is requesting \$25,000 to assist with the administration and support staff costs associated with the operation of the Sojourner House.

## RECOMMENDATION:

*The Review Committee recommends funding Catholic Charities the amount of \$10,000 to support this program.*

## FUNDING OVERVIEW:

2024 CDBG Request:	\$25,000
<b>2024 CDBG Recommendation:</b>	<b>\$10,000</b>
2023 CDBG Award:	\$10,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION (PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)**

**Provide an overview of the program that seeks CDBG funding:**

The mission of the Catholic Charities Sojourner House is to provide a safe, clean place for homeless single men and women to sleep overnight, shower, clean their clothing, have breakfast, and be accepted and encouraged in their ambitions or hopes, while ensuring guests' personal dignity, respect, and safety. Everyone is accepted into the shelter unless they are acting with unruly, dangerous behavior. People who have used alcohol or drugs or individuals with mental health needs are admitted to the shelter provided they are not disruptive or violent.

To fulfill this mission, the Sojourner House is run by full-time and part-time staff. However, the shelter relies heavily on community volunteers. The Sojourner House is open 365 days a year.

Dinner is provided in the evening for our guests. Breakfast is provided to guests prior to morning discharge. Showers, washers, and dryers are available for guests to use. Other assistance and referrals are made and offered in coordination with other Catholic Charities programs and partnering agencies to assist guests in finding permanent housing and fulfilling all other needs.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

CDBG funds will be used to support the salaries of the staff operating the Sojourner House shelter. The Sojourner House is run by a full-time coordinator, an assistant coordinator, and several part-time lead staff.

The duties of these staff members include directing the operations of the shelter, making sure the shelter is kept safe and clean, supervising volunteers, providing training, serving as a link to other community agencies, providing community education, maintaining records, and helping connect guests with other community resources that may be able to further assist them in their journey to safe, affordable, and permanent housing.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Salaries	\$25,000
	\$
	\$

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

There are no other emergency shelters in the City of Eau Claire. We often coordinate with other organizations and government agencies to ensure that efficiencies in services offered are found and duplication of services is minimized.

## PUBLIC SERVICES

**APPLICANT:** Chippewa Valley Free Clinic

**PROGRAM:** Health Services

**OBEJECTIVE:** Public Service

### FUNCTION:

The Chippewa Valley Free Clinic is applying for CDBG funds to support their Case Management Services program.

### REQUEST:

The Chippewa Valley Free Clinic is requesting \$20,000 to assist with the administration and support staff costs associated with the continuation of the health care case management programs.

### RECOMMENDATION:

*The Review Committee recommends funding the Chippewa Valley Free Clinic the amount of \$13,500 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$20,000
<b>2024 CDBG Recommendation:</b>	<b>\$13,500</b>
2023 CDBG Award:	\$14,200



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The mission of the Chippewa Valley Free Clinic is to provide primary health care to individuals who have no reasonable health care alternative. Eligible patients must be below 250%FPL, not qualify for government medical benefits, or have no reasonable, affordable insurance available. The Free Clinic is a safety net for economically disadvantaged individuals, most being in the low income work force (65%). All services, medical supplies, and medications at the clinic are provided at no charge to the patient. The clinic provides care by extensive use of community and medical volunteers. In 2023, the clinic provided 3240 visits and dispensed 2989 prescriptions. The majority (62%) of patients reside in Eau Claire County. The services offered are: Primary Healthcare, Chronic Disease Management, Medications, Vision, Dental, Women's Health including breast and cervical cancer screenings, Physical Therapy and Mental Health Counseling. Our request for funding is to support case management services (CMS). The Clinic currently employs three staff in CMS, recently adding an Interpreter along with a Hispanic Case Manager.

**Described how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

The funds requested would support the scope of work performed by Case Management Services (CMS). The funding will support in part the Case Manager's, Hispanic Case Manager, and Interpreter's salary plus a portion of direct patient service expenses. The range of work includes staff and volunteer intake team meeting with all those seeking health care as a new patient, determining eligibility, make connection to community resources, enroll eligible patients in BadgerCare and other insurance options. The CMS team meets with all presenting patients to review their current financial situation, assess social deterrents, conduct a 6-month evaluation and recertification. The CMS will work in collaboration with the Clinic's medical team and other agencies in the community serving similar population groups (<250% FPL) to provide needed community resources and information for additional health resources.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Case management services- both English and non-English speaking patients	\$20000

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

The Chippewa Valley Free Clinic is the only safety-net basic health clinic that offers free comprehensive health, vision and dental care, free medications, cancer screenings and ancillary services in Eau Claire County. CVFC does not duplicate the services of any other agency. We provide most services in one visit, at one location, provide management of chronic diseases, vision care with free eyeglasses, counseling, dental care both preventative and restorative, free medications, women's personal hygiene service, nutritional and weight loss guidance, and mental health services at no cost to our patients. We collaborate with other health agencies and systems that provide specialized care outside of the scope of what our clinic can treat, on a referral basis. The clinic is a Vaccine for Adults site to provide adult vaccinations and has a collaborative working relationship with the Department of Human Services and UW Stout to provide more advanced mental health counseling. Mayo Clinic Health System, Marshfield Health Center, Oak Leaf Network deliver extended patient medical services, radiology, and lab work and Chippewa Valley Eye Clinic provides free eyeglasses. Dental services are supported by local dental clinics as volunteers and in-kind consumable donations. We recently implemented a collaboration with CVTC Dental Program where students train at the Free Clinic supervised by a volunteer retired dentist.

# PUBLIC SERVICES

**APPLICANT:** City of Eau Claire – Neighborhood Services Division

**PROGRAM:** Street Ambassadors

**OBEJECTIVE:** Public Service

## FUNCTION:

The City of Eau Claire – Neighborhood Services Division is applying for CDBG funds to develop a Street Ambassador Program in downtown Eau Claire.

## REQUEST:

The City of Eau Claire – Neighborhood Services Division is requesting \$40,000 to assist with the start-up equipment costs for administration of the program.

## RECOMMENDATION:

*The Review Committee does not recommend providing funding to this program due to an incomplete application that did not designate a national objective as required, nor the estimated number of persons to be assisted.*

## FUNDING OVERVIEW:

2024 CDBG Request:	\$40,000
<b>2024 CDBG Recommendation:</b>	<b>\$0</b>
2023 CDBG Award:	N/A



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

<b>PART D – PROGRAM DESCRIPTION</b>	<b>(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)</b>								
<p><b>Provide an overview of the program that seeks CDBG funding:</b></p> <p>The City is seeking funding to help launch a Street Ambassador program. The program will be focused on assisting downtown stakeholders and people experiencing homelessness. The program will consist of individuals who interact on a daily basis with people experiencing homelessness building relationships and exploring services that are available to individuals. The program will also be a resource for businesses when a needed interaction occurs. Currently the only resource is the Police Department. Outreach would work to provide different solutions and resources and deescalate situations when needed. The program will also employ individuals to help keep the downtown area clean addressing both public and private spaces within the public right-of-way. This would include tasks like picking up litter, proper disposal of needles, washing public spaces where urination and defecation has occurred, and reporting other concerns for City follow-up including damage to City property, graffiti, etc. The presence of Street Ambassadors in the downtown area will also help to promote good public behavior reducing some of the concerns listed above.</p> <p>As relationships are formed with people experiencing homelessness, more awareness of the individual needs will become evident and programming specific to help each individual can be explored.</p>									
<p><b>Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)</b></p> <p>The CDBG funds will be used to help start up a pilot year for the program. The funding will help pay for equipment associated with the start-up of the program. Including vehicles (UTV, bikes, cleaning supplies and equipment, uniforms, etc.)</p>									
<p><b>Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.</b></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; width: 80%;"> <thead> <tr style="background-color: #e1f5fe;"> <th style="padding: 5px;">Program Activity</th> <th style="padding: 5px;">CDBG Award Allotment</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Start-up equipment.</td> <td style="padding: 5px;">\$40,000</td> </tr> <tr> <td style="padding: 5px;"> </td> <td style="padding: 5px;">\$</td> </tr> <tr> <td style="padding: 5px;"> </td> <td style="padding: 5px;">\$</td> </tr> </tbody> </table>		Program Activity	CDBG Award Allotment	Start-up equipment.	\$40,000		\$		\$
Program Activity	CDBG Award Allotment								
Start-up equipment.	\$40,000								
	\$								
	\$								

<p><b>Describe how your agency coordinates with other agencies to avoid duplication of services:</b></p> <p>The community has current street outreach programs, but they are limited in the time they can spend in the community. This program will have a consistent presence focused on building relationships with individuals experiencing homelessness.</p>
--

# PUBLIC SERVICES

**APPLICANT:** The Community Table

**PROGRAM:** Meal Services

**OBEJECTIVE:** Public Service

## FUNCTION:

The Community Table is requesting CDBG funds to support their meal services program.

## REQUEST:

The Community Table is requesting \$20,000 to assist with the administration and support staff costs associated with the continuation of providing meal services.

## RECOMMENDATION:

*The Review Committee recommends funding the Community Table the amount of \$14,100 to support this program.*

## FUNDING OVERVIEW:

2024 CDBG Request:	\$20,000
<b>2024 CDBG Recommendation:</b>	<b>\$14,100</b>
2023 CDBG Award:	\$14,100



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2023 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

**(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)**

**Provide an overview of the program that seeks CDBG funding:**

The Community Table is a 501(c) 3 non-profit that serves a nutrition-focused meal and hospitality every day (365 days of the year). The best indicator of the community impact is the number of meals served. A tally is taken before guests eat. In 2023, The Community Table served 30,162 meals. The Community Table serves anywhere from 90 to 125 people in the dining room. We conduct monthly surveys; and 72% of our guest population have no income to low income. Food for meals is purchased or donated from community members and organizations, such as Feed My People Food Bank, Target, and Indianhead Foods, or businesses, and churches. In 2023, we rescued 126,000+ pounds of food. Meals are prepared and served by volunteers from local businesses, churches, and community members. The community provided 8,000+ hours of volunteering in 2023. Every meal consists of protein, vegetables, fresh salad and fruit and milk or water.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

The funds will be used to partial fund salaries and operations.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Administrative and Operations	\$20,000
	\$
	\$



## PUBLIC SERVICES

**APPLICANT:** Eau Claire Area Hmong Mutual Assistance Association  
**PROGRAM:** Community Liaison  
**OBEJECTIVE:** Public Service

### **FUNCTION:**

The Eau Claire Area Hmong Mutual Assistance Association is requesting CDBG funding to support their Community Liaison program.

### **REQUEST:**

The Eau Claire Area Hmong Mutual Assistance Association is requesting \$20,000 to assist with the administration and support staff costs associated with the continuation of the Community Liaison program.

### **RECOMMENDATION:**

*The Review Committee recommends funding the Eau Claire Area Hmong Assistance Association the amount of \$6,500 to support this program.*

### **FUNDING OVERVIEW:**

2024 CDBG Request:	\$20,000
<b>2024 CDBG Recommendation:</b>	<b>\$6,500</b>
2023 CDBG Award:	N/A



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2023 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The Hmong Community Liaison Program provides culturally and linguistically specific services for Hmong individuals who are victims of crime, particularly domestic violence and sexual assault victims and survivors. Additionally, in situations where vulnerable Hmong individuals are at risk of becoming subject to arrest and prosecution when, instead, they are in need of alternative types of assistance such as mental health services or obtaining shelter, the Liaison works closely with ECPD and other service providers to both interpret and to provide cultural context to avoid further burdening the criminal justice system.

The program includes crime prevention initiatives within the Hmong community through informational workshops providing education about local, state, and federal laws, where applicable. Hmong cultural competency training is also provided to law enforcement agencies, victim witness programs, district attorney's, health care providers, and social service agencies. The program provides Hmong victims, suspects, witnesses of crime, and members of the Hmong community at-large with a Hmong liaison who understands their culture, language, and needs to help increase communication with vital community services and assists those providers with increased understanding of Hmong culture and language to be able to respond appropriately and most effectively to individual circumstances.

All activities are conducted in HUD low- to moderate-income block groups with the aim of increasing relationships of trust between the Hmong community and key entities within the criminal justice system, reducing crime, and increasing prosecution when appropriate.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Funds will be used to provide: 1) Wages, payroll tax, and benefits for the Housing liaison and 10% toward administrative staff 2) Housing Liaison's travel expenses to criminal justice system agencies and community events, and; 3) other program costs such as utilities and supplies.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Salaries	\$14,195.70
Benefits	\$2,254.30
Travel	\$1,000
Utilities	\$1,300
Supplies	\$1,250
<b>Total</b>	<b>\$20,000.00</b>

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

As the only bilingual Hmong direct service provider in Eau Claire, ECAHMAA provides culturally relevant housing services by working closely with the City of Eau Claire Housing Authority, and other agencies to ensure housing needs. In addition, ECAHMAA's housing program avoids duplication by providing direct support to each individual. This personalized approach ensures that assistance is tailored to meet the specific needs of each family and individual, minimizing redundancy and maximizing the effectiveness of the support provided.

## PUBLIC SERVICES

**APPLICANT:** Eau Claire Area Hmong Mutual Assistance Association  
**PROGRAM:** Housing Liaison  
**OBEJECTIVE:** Public Service

**FUNCTION:**

The Eau Claire Area Hmong Mutual Assistance Association is requesting CDBG funds to support their Housing Liaison program.

**REQUEST:**

The Eau Claire Area Hmong Mutual Assistance Association is requesting \$22,246.53 to assist with the administration and support staff costs associated with the continuation of the Housing Liaison Program.

**RECOMMENDATION:**

*The Review Committee recommends funding the Eau Claire Area Hmong Assistance Association the amount of \$11,100 to support this program.*

**FUNDING OVERVIEW:**

2024 CDBG Request:	\$22,246.53
<b>2024 CDBG Recommendation:</b>	<b>\$11,100</b>
2023 CDBG Award:	N/A



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2023 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The goal of ECAHMAA's bilingual Housing Liaison Program is to provide support for extremely-low to moderately-low income households, especially vulnerable communities such as the elderly, at-risk youth, survivors of domestic violence, unhoused individuals, refugees, and other members of Eau Claire's Hmong community. Cultural and language barriers, coupled with high illiteracy rates and limited English proficiency, pose greater challenges for this population. The Housing Liaison plays a key role in supporting access to affordable housing services and resources for all demographics. The Housing Liaison ensures that there is accurate communication between:

- Tenants (especially the Hmong Community)
- Property Managers
- Private Landlords
- City of Eau Claire Housing Authority
- Alternative housing agencies

Last year, —90%—of ECAHMAA's emergency and housing assistance was directed towards supporting non-Hmong families. This demonstrates a commitment to providing aid to diverse communities. Through the Housing Liaison, ECAHMAA will assist in mitigating homelessness for individuals/families by:

- Finding affordable housing
- Understanding lease agreements
- Tenant rights
- Rental assistance and subsidies
- Eviction prevention
- Homelessness prevention
- Community resources - Referral to down payment assistance programs

The Housing Liaison will assist in securing safe, affordable, and decent housing for all members of the community, regardless of their background.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Funds will be used to provide: 1) Wages, payroll tax, and benefits for the Housing Liaison, Office Manager, and Executive Director; 2) Housing Liaison's travel expenses to rental properties/property searches, and; 3) other program costs such as utilities and supplies.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Salary	\$ 16,442.33
Benefits	\$ 2,254.20
Travel	\$ 1,000.00
Utilities	\$ 1,300.00
Supplies	\$ 1,250.00
<b>Total</b>	<b>\$ 22,246.53</b>

## PUBLIC SERVICES

**APPLICANT:** Western Dairyland Economic Opportunity Council, Inc.

**PROGRAM:** Jobs and Business Development

**OBEJECTIVE:** Public Service

### FUNCTION:

Western Dairyland's Business Enterprise Center is applying for CDBG funding to support their Business Startup program.

### REQUEST:

Western Dairyland is requesting \$10,000 to assist with the administration and support staff costs associated with the continuation of the business start-up assistance services.

### RECOMMENDATION:

*The Review Committee recommends funding Western Dairyland's Business Startup in the amount of \$10,000 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$10,000
<b>2024 CDBG Recommendation:</b>	<b>\$10,000</b>
2023 CDBG Award:	\$10,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2023 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

Western Dairyland Business Center (WDBC) is requesting funds to assist individuals in Eau Claire with low income to increase their household earnings through self-employment by either starting a business or sustaining/pivoting existing business practices to adjust to market pricing and cost conditions.

Targeted participants will include women, minorities, and persons with disabilities who reside within the city of Eau Claire and have income at or below 80% of Eau Claire County's Median Income. The following outcomes will be achieved by the end of the project:

1. 50 individuals will receive training in starting/sustaining a business through weekly webinars, quarterly online courses and other events.
2. Ten individuals will receive one-on-one business counseling to develop and determine the feasibility of their business idea OR in adjusting their existing pricing and cost models to adapt to inflationary pressures.
3. Ten will experience an increase in household income by either launching a new business or finding a new way to sustain an existing business.

The WDBC has a wide range of live and on-demand trainings that are delivered online and accessible anywhere. Income-eligible individuals are invited to borrow a laptop and mobile hotspot at no cost.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

CDBG funds will be used for salary, fringe benefits and indirect. Funds will also be used as a dollar-for-dollar match for the U.S. Small Business Administration (SBA).

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Salary	\$7,100
Fringe	\$1,900
Indirect Costs (10% de minimus)	\$1,000

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

Western Dairyland Business Center works with more than a dozen area lenders and multiple other economic development agencies. These agencies include: UW-Eau Claire Small Business Development Center, Eau Claire Area Economic Development Corporation, Small Business Administration, SCORE, Eau Claire Area Chamber of Commerce, West Central Wisconsin Regional Planning Commission, City of Eau Claire Economic Development, and Western Dairyland Child Care Resource and Referral. The WDBC maintains electronic and paper records to ensure there is no duplication of services.

## PUBLIC SERVICES

**APPLICANT:** Western Dairyland Economic Opportunity Council, Inc.

**PROGRAM:** Homeless Program

**OBEJECTIVE:** Public Service

### FUNCTION:

Western Dairyland is applying for CDBG funding to support their Homeless Program.

### REQUEST:

Western Dairyland is requesting \$14,850 to support the Homeless Shelter program. The funds requested for emergency shelter will be used to pay for shelter operation expenses at the four 60-day units.

### RECOMMENDATION:

*The Review Committee recommends funding Western Dairyland the amount of \$12,000 to support this program.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$14,850
<b>2024 CDBG Recommendation:</b>	<b>\$12,000</b>
2023 CDBG Award:	\$12,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2023 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION (PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)**

**Provide an overview of the program that seeks CDBG funding:**

The Western Dairyland Homeless Program serves unhoused families in the Eau Claire area with the provision of shelter, case management, rapid rehousing and other ancillary services. Families housed at one of WDEOC's four Eau Claire shelters are provided a furnished, private, single-family dwelling in which they may stay for up to 60 days. These four units consist of two duplexes, neither of which is advertised as a shelter in any way, thus preserving the dignity of clients. Upon admission to shelters, clients are provided services based upon a comprehensive needs assessment administered by case managers upon program entry.

In 2023, the program sheltered 22 households, comprised of 94 individuals.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Funds received will be spent on operating costs for our four (4) homeless shelters (duplexes located at 433 N Barstow Street and 1817 Charles Street), including maintenance and utility costs.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Shelter Operations (maintenance, utilities, etc.)	\$13,500
Staff Salaries & Fringe	\$0
Agency Indirect Costs (10% de minimus)	\$1,350

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

There are three agencies providing shelter for unhoused families in Eau Claire; these are Family Promise (operating Beacon House), Hope Gospel Mission, and Western Dairyland (WDEOC). These agencies are in close contact and coordinate using Clarity, a digital program which tracks homeless households, allowing agencies to make referrals and facilitating greater levels of coordination than had been previously attainable. In addition to the incorporation of this program, case managers and staff are in regular contact with their peers at the other agencies, discussing best practices, clients, and services. Additionally, all homeless providers in the local Continuum of Care (the Dairyland Housing Coalition) utilize a single coordinated entry system, this standardization allows agencies to prioritize and place clients in housing according to their need by assessing, ranking, and then serving clients utilizing criteria such as their length of time spent homeless and assessment score. The Dairyland Housing Coalition is led by agency staff, and meets monthly bringing together a diverse collection of homeless service providers to discuss current issues, coordination, and gaps in services as they arise.



# **Acquisition and Clearance**

## **Elimination of Slum and Blight**

### **Acquisition**

CDBG funds can be used for the purchase of real property for projects benefiting low- to moderate-income persons.

### **Relocation**

Relocation of residents is an eligible expense when conducted in conjunction with an ongoing project.

### **Elimination of Slum and Blight**

These are activities, which help to prevent or eliminate slums and blighted conditions.

The activities must meet the criteria of one of the three following categories:

- Prevent or eliminate slums and blight on an area basis
- Prevent or eliminate slums and blight on a spot basis, or
- Be in an urban renewal area.

These activities are “in-direct” benefit activities. No more than 30% of expenditures in any grant year may be for projects of in-direct benefit.

# Planning Activities

## **Eligible Planning Activities**

It is permissible to spend CDBG funds for planning activities. Such activities might include:

- Comprehensive plans
- Community development plans (including the Consolidated Plan)
- Functional plans (for housing; land use and urban environmental design; economic development; open space and recreation; energy use and conservation; floodplain and wetlands management; transportation; utilities; historic preservation; etc.)
- Other plans and studies (e.g., small area and neighborhood plans; capital improvements program plans; individual project plans; general environmental; urban environmental design; historic preservation studies; etc.); and
- Policy planning, management, and capacity building activities.

# PLANNING & ADMINISTRATION

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** Planning & Management

**OBEJECTIVE:** Planning and Administration does not impact direct benefit calculation

**FUNCTION:**

The City of Eau Claire Housing Division is requesting funding to devise programs and to meet these goals and objectives and evaluate the progress of such programs and activities in accomplishing these goals and objectives. To carry out management, coordination and monitoring of activities necessary for effective planning implementation but excluding the costs necessary to implement such plans.

**REQUEST:**

The City of Eau Claire Housing Division is requesting \$20,000 for planning and management activities.

**RECOMMENDATION:**

*The Review Committee recommends funding the Housing Division the amount of \$16,192 to support this program.*

**FUNDING OVERVIEW:**

2024 CDBG Request:	\$20,000
<b>2024 CDBG Recommendation:</b>	<b>\$16,192</b>
2023 CDBG Award:	\$10,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The City of Eau Claire Housing Division is requesting funding to devise programs and to meet these goals and objectives and evaluate the progress of such programs and activities in accomplishing these goals and objectives. To carry out management, coordination and monitoring of activities necessary for effective planning implementation, but excluding the costs necessary to implement such plans.

**Describe how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

This funding will be used for policy, planning, management, capacity building activities which will enable the recipient (EC City Housing Division) to determine its needs, set long term goals and short term objectives

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Policy Planning	\$20,000
	\$
	\$

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

N/A

## Organization Requests

### Program Administration

#### **Eligible Program Administration Activities**

Subject to certain caps and constraints, grantees may use CDBG funds for program administration activities. Such activities might include:

- General management, oversight, and coordination
- Public information
- Fair Housing activities
- Indirect costs; and
- Submission of applications for Federal programs

The funding cap for Administration and Planning is 20% of the grant plus program income which equals \$132,192.

## PLANNING & ADMINISTRATION

**APPLICANT:** City of Eau Claire Housing Division  
**PROGRAM:** Administration  
**OBEJECTIVE:** General Program Administration  
 (Planning and Administration does not impact the direct benefit calculation)

### FUNCTION:

The City of Eau Claire Housing Division is responsible for the Community Development Block Grant program administration for the City of Eau Claire. The Housing Division staff makes applications each year for CDBG funds, takes applications for projects, assists the City Council in preparing a list of approved projects to forward to the U.S. Department of Housing and Urban Development, prepares and monitors subrecipient agencies receiving funding, prepares the annual financial and program accomplishment reports, and ensures that all federal regulations pertaining to the CDBG program are followed by both the subrecipients and City of Eau Claire in carrying out program activities.

The City of Eau Claire Housing Division staff also administers the CDBG Residential Rehabilitation Loan Program and assists City staff with various rehabilitation, relocation, and park projects. Staff members contributing to the CDBG program administration include: CDBG and HOME Administrator, Rehabilitation Specialist and the CDBG and HOME Program Specialist.

### REQUEST:

The City of Eau Claire Housing Division is requesting \$116,000 for program administration.

### RECOMMENDATION:

*The Review Committee recommends funding the Housing Division the amount of \$116,000 for program administration.*

### FUNDING OVERVIEW:

2024 CDBG Request:	\$121,604
<b>2024 CDBG Recommendation:</b>	<b>\$116,000</b>
2023 CDBG Award:	\$116,000



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks CDBG funding:**

The Community Development Block Grant (CDBG) funding will be use to assist with the salaries and fringe benefits to manage the program. Other costs such as the preparation of the Annual Action Plan, Consolidated Plan, and Consolidated Action Plan and Evaluation Report (CAPER), monitoring of the program, environmental reviews, relocation activities, training as require by the US Department of Housing and Urban Development (HUD) and all other compliance requirements applicable with state and federal regulations.

Other expenses include postage, telephone, duplicating, office equipment and supplies

**Described how the requested CDBG funds will be utilized within the program; list ALL activities for which the CDBG funds will be used (salaries/fringes, rehabilitation costs, direct assistance, etc.)**

Community Development Block Grant (CDBG) funds will be used for salaries and fringe benefits to operate the program.

**Complete the following table to demonstrate what portion of the requested total CDBG award will fund each activity described above.**

Program Activity	CDBG Award Allotment
Salaries and benefits	\$116,000
	\$
	\$

**Describe how your agency coordinates with other agencies to avoid duplication of services:**

N/A

## Section II

### HOME Investment Partnership Program (HOME)

The purposes of the HOME Investments Partnerships Program are derived from Title II of the Cranston-Gonzalez National Affordable Housing Act (Title II, Pub.L.101-625). These purposes are to:

1. Expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low and low-income Americans;
2. Mobilize and strengthen abilities of states and units of general local government throughout the United States to design and implement strategies for achieving an adequate supply of decent, safe, sanitary, and affordable housing; and
3. Provide participating jurisdictions, on a coordinated basis, with the various forms of federal housing assistance, including capital investment, mortgage insurance, rental assistance, and other federal assistance needed.

In 2024, the City of Eau Claire is eligible to receive \$258,124 in federal HOME funds for affordable housing projects to benefit low-income persons.



## HOME Investment Partnership - Worksheet

2024 HOME Grant: \$ 258,124

<u>DESCRIPTION</u>	2023 Final Funding	2024 Requested Funding	2024 Proposed Funding
<b><u>Affordable Housing Development:</u></b>			
<b><u>(15% CHDO Minimum Requirement = \$38,718)</u></b>			
EC Area Hmong Mutual Assistance Assoc. - CHDO	\$ -	\$ 117,000.00	\$ 71,635.00
Chippewa Valley Habitat for Humanity - CHDO <i>(did not apply in 2024)</i>	\$ 117,677.00	\$ -	\$ -
<b><u>Rehabilitation:</u></b>			
City of Eau Claire Housing Division	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Western Dairyland Economic Opportunity Council, Inc.	\$ 30,000.00	\$ 88,000.00	\$ 30,677.00
<b><u>Tenant Based Rental Assistance (TBRA):</u></b>			
Housing Authority of the City of Eau Claire	\$ 100,000.00	\$ 120,000.00	\$ 100,000.00
<b><u>Administration: (10% Funding Cap = \$25,812)</u></b>			
City of Eau Claire Housing Division	\$ 30,852.00	\$ 35,000.00	\$ 25,812.00
<b>TOTAL</b>	<b>\$ 308,529.00</b>	<b>\$ 390,000.00</b>	<b>\$ 258,124.00</b>

**HOME AFFORDABLE HOUSING**  
**COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)**  
 (Min of 15% of grant must go towards CHDO)

**APPLICANT:** Eau Claire Area Hmong Mutual Assistance Association  
**PROGRAM:** Affordable Housing Program  
**OBEJECTIVE:** Affordable Housing (CHDO)  
 CHDO = Community Housing Development Organization

**FUNCTION:**

The Eau Claire Area Hmong Mutual Assistance Association (ECAHMAA) is seeking funds to expand its affordable low-income housing project. The ECAHMAA currently owns seven rental properties that are rented to larger low-income families in the Eau Claire area.

**REQUEST:**

ECAHMAA is requesting \$117,000 to support the continuation of its rental housing program.

**RECOMMENDATION:**

*The Housing Division is required to allocated a minimum of 15% of the HOME funds towards a CHDO; therefore, the Review Committee recommends funding the Eau Claire Area Hmong Mutual Assistance Association the amount of \$71,635 to meet that requirement and to support this program.*

**FUNDING OVERVIEW:**

2024 HOME Request:	\$117,000
<b>2024 HOME Recommendation:</b>	<b>\$71,635</b>
2023 HOME Award:	N/A



## HOME Investment Partnership Program 2024 APPLICATION FOR FUNDING

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks HOME funding:**

ECAHMAA's Affordable Housing Program currently includes 7 single and multi-unit properties consisting of 16 households. Three households receive Section 8 subsidies and eight households receive SSI/SSDI benefits. Fourteen units are rented at 30%-80% of the Fair Market Rate and maintain 100% occupancy, with multiple applications received when vacancies arise. Based upon our experience with the Hmong community, ~80% of Hmong families rent rather than own a home. Demographics include 57 Asians, 6 African Americans, and 5 Whites. Six individuals are aged 65+, 35 are children under 18, with 27 aged 18-64. The goal of the program is to provide safe, decent affordable housing for low-, extremely low, and moderate income individuals. Additionally, ECAHMAA works to advance all of our tenants towards independence with long-term, sustainable housing and progressive evolution to potential homeownership. ECAHMAA is an Equal Housing Opportunity provider. The program is managed by ECAHMAA's Bilingual Housing Liaison.

Data from Domestic Violence Program participants demonstrate that a significant need exists for safe, culturally specific, emergency/transitional housing for Hmong victims and survivors who escape their abusers. HOME Investment funds will be pooled with multiple years and funding sources to purchase a duplex or quad to help meet this pressing need.

**Complete the following table to demonstrate what portion of the requested total HOME award will fund each activity described above.**

Program Activity	HOME Award Allotment
Purchase/renovate/rehab duplex or quad	\$117,000
	\$
	\$

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*

- Jan 2025-Apr 2025: Work with local realtor to identify suitable duplex or quad property for purchase
- Apr 2025: Apply for further HOME Investment funds to combine 2024 & 2025 awards for greater down payment purchasing power
- Apr 2025-Sept 2025: Refine property search; initiate/close on purchase; conduct home inspections; test for environmental hazards
- Sept 2025-Dec 2025: Collaborate with City of Eau Claire Housing Rehabilitation Specialist to identify necessary renovations; open project for bids
- Jan 2026-Mar 2026: Initiate and complete renovations/rehab; begin intake/screening process for potential tenants
- April 2026: Initiate leases; tenants begin occupancy

# REHABILITATION

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** HOME Rehabilitation Program

**OBEJECTIVE:** Property Rehabilitation

## FUNCTION:

The Housing Authority of the City of Eau Claire has operated a HOME Rehabilitation Program since 1994. This program is operated in conjunction with the City of Eau Claire Community Development Block Grant (CDBG) Residential Rehabilitation Loan program.

Income eligible homeowners who apply for and receive CDBG rehabilitation loans may also be eligible for HOME rehabilitation five-year forgivable grants. These grants are available for a maximum of \$7,000.

The HOME Rehabilitation loan is in the form of a five-year 0% interest deferred loan, which is forgiven if the homebuyer remains in the home for the five-year period. If the homebuyer sells the home within the five-year period, the loan must be repaid at a pro-rated amount. The loans are forgiven at a rate of 20% per year for each of the first five years.

## REQUEST:

The Eau Claire Housing Division is requesting \$30,000 to continue the HOME rehabilitation program.

## RECOMMENDATION:

*The Review Committee recommends funding Eau Claire Housing Division \$30,000 to support this program.*

## FUNDING OVERVIEW:

2024 HOME Request:	\$30,000
<b>2024 HOME Recommendation:</b>	<b>\$30,000</b>
2023 HOME Award:	\$30,000



## HOME Investment Partnership Program 2024 APPLICATION FOR FUNDING

**This page will go to the City Council. Please keep to ONE page.**

### PART D – PROGRAM DESCRIPTION

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks HOME funding:**

HOME funding will provide weatherization assistance for approximately 2-3 low to moderate income homeowners. Applicants can receive up to \$7,000 to improve their homes with roofs, windows, doors, furnaces and water heaters.

Households under this program can also apply to receive loans under the CDBG Residential Rehabilitation Loan Program. These grants are available in conjunction with those loans to do specific rehabilitation and energy efficient improvements.

**Complete the following table to demonstrate what portion of the requested total HOME award will fund each activity described above.**

Program Activity	HOME Award Allotment
Rehabilitation Assistance	\$30,000
	\$
	\$

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*

Project funding for the HOME Rehabilitation program will be utilized during the 2023 grant year beginning Aug 1 2024 – July 31 2025

# REHABILITATION

**APPLICANT:** Western Dairyland Economic Opportunity Council, Inc.

**PROGRAM:** HOME Rehabilitation Program

**OBEJECTIVE:** Property Rehabilitation

## FUNCTION:

Western Dairyland is applying for CDBG funding to support their HOME rehabilitation program.

## REQUEST:

Western Dairyland is requesting \$88,000 to assist with the continuation of this program.

## RECOMMENDATION:

*The Review Committee recommends funding Western Dairyland the amount of \$30,677 to support this program.*

## FUNDING OVERVIEW:

2024 HOME Request:	\$88,000
<b>2024 HOME Recommendation:</b>	<b>\$30,677</b>
2023 HOME Award:	\$30,000



## HOME Investment Partnership Program 2024 APPLICATION FOR FUNDING

This page will go to the City Council. Please keep to ONE page.

<b>PART D – PROGRAM DESCRIPTION</b>	<i>(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)</i>
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**Provide an overview of the program that seeks HOME funding:**

WDEOC (Agency) has operated its HOME rehab program since 1992. In its 30 years of operation, the program has assisted over 300 families. Home funds allow the Agency's HOME Rehab program to provide 3 income-eligible homeowners with up to \$24,242 in zero-interest, deferred-payment loans. These loans for repairs and rehabilitations will make homes more energy efficient, accessible, and safe for their owners. This amount reflects a marked increase in per-household spending, but to bring homes up to passing HQS inspection standards given rising market/construction costs, it is necessary.

Loans will be forgiven upon the owners' occupancy in the residence for a continuous five (5) years from the completion of the repair services. Sale or vacancy in under five years will require full repayment of loan funds. The maximum assistance provided to a homeowner with HOME funds will be \$24,242 The Agency will also look to blend our Weatherization resources into all the HOME program residences that are Weatherization eligible.

Types of rehabilitation include:

- Plumbing
- Installation of Energy Star®-rated windows and doors
- Repair/replacement of heating system
- Electrical wiring
- Repair/installation of structural supports or stoops
- Repair/replacement of the roof
- Replacement of deteriorated siding, porches, or foundation
- Alterations to meet disability accessibility standards
- Rehabilitation to bring homes greater than 50 years old up to modern housing standards (including "National-Register-of-Historic-Places" recognized homes)

**Complete the following table to demonstrate what portion of the requested total HOME award will fund each activity described above.**

Program Activity	HOME Award Allotment
Materials and Contractor Costs	\$72,728
Admin/Staff Salary and Fringe	\$7,272
Indirect Costs (10% deminimus)	\$8,000

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*

August 1 – November 30: begin and complete one project; December 1 – March 31: begin and complete second project; April 1 – July 31: begin and complete third project.

## TENANT BASED RENTAL ASSISTANCE (TBRA)

**APPLICANT:** Housing Authority of the City of Eau Claire

**PROGRAM:** Tenant Based Rental Assistance (TBRA)

**OBEJECTIVE:** Housing Rental Assistance

### FUNCTION:

The Housing Authority is the agency responsible for the administration of the HOME Tenant Based Rental Assistance (TBRA) program for the City of Eau Claire. Criteria for this program include:

- Meet income guidelines of HUD established income guidelines
- Houses must be located within the city limits
- Limited term voucher for 12 to 24 months
- Average households served is 40 per month for approximately \$472.00

### REQUEST:

The Housing Authority is requesting \$120,000 to assist with the continuation of this program.

### RECOMMENDATION:

*The Review Committee recommends funding the Housing Authority the amount of \$100,000 to support this program.*

### FUNDING OVERVIEW:

2024 HOME Request:	\$120,000
<b>2024 HOME Recommendation:</b>	<b>\$100,000</b>
2023 HOME Award:	\$100,000





**HOME Investment Partnership Program  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks HOME funding:**

The assisted rental units are located within the city limits of Eau Claire. The Housing Authority pays the landlord a rental subsidy on behalf of the very-low and low-income tenant. Tenants are required to pay 30% of their total income for rent and utilities and the HOME program pays the remainder. The rent limit the landlord can charge are in line with other federally assisted programs.

The funding will help approximately 50 low income elderly or disabled individuals or families with dependent children afford decent, safe, and sanitary housing over a 24 month period. The funds would cover an estimated average of \$500 per household in assistance.

**Complete the following table to demonstrate what portion of the requested total HOME award will fund each activity described above.**

Program Activity	HOME Award Allotment
Tenant Based Rental Assistance	\$95,000
Administration	\$5,000
	\$

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*

Project funding for the tenant based rental assistance (TBRA) will be utilized during the 2024 grant year beginning August 1 2024 through July 31 2025

## ADMINISTRATION

**APPLICANT:** City of Eau Claire Housing Division

**PROGRAM:** Administration

**OBEJECTIVE:** General Program Administration

### FUNCTION:

The Housing Division is the agency responsible for the HOME program administration for the City of Eau Claire. The Housing Division staff makes application each year for HOME funds, takes applications for projects, assists the City Council in preparing a list of approved projects to forward to the U.S. Department of Housing and Urban Development, prepares and monitors subrecipient agencies receiving funding, prepares the annual financial and program accomplishment reports, and ensures that all federal regulations pertaining to the HOME program are followed by both the subrecipients and the City of Eau Claire in carrying out program activities.

### REQUEST:

The Housing Division is requesting \$35,000 for staff and administration costs related to the HOME program operations.

### RECOMMENDATION:

*The Review Committee recommends funding \$25,812 to the City of Eau Claire Housing Division to stay within the 10% funding cap allowed for administration of HOME funds.*

### FUNDING OVERVIEW:

2024 HOME Request:	\$35,000
<b>2024 HOME Recommendation:</b>	<b>\$25,812</b>
2023 HOME Award:	\$30,852



**HOME Investment Partnership Program  
2024 APPLICATION FOR FUNDING**

**This page will go to the City Council. Please keep to ONE page.**

**PART D – PROGRAM DESCRIPTION**

*(PLEASE LIMIT NARRATIVE RESPONSES TO 200 WORDS)*

**Provide an overview of the program that seeks HOME funding:**

The HOME funding will be used to assist with the salaries and fringe benefits to manage the program. Other costs such as the preparation of the Annual Action Plan, Consolidated Plan, and Consolidated Action Plan and Evaluation Report (CAPER), monitoring of the program, environmental reviews, relocation activities, training as required by the US Department of Housing and Urban Development (HUD), and all other compliance requirements applicable with state and federal regulations.

Other expenses include postage, telephone, duplicating, office supplies, training and office equipment.

**Complete the following table to demonstrate what portion of the requested total HOME award will fund each activity described above.**

Program Activity	HOME Award Allotment
Wages and Benefits	\$35,000
	\$
	\$

**Submit a complete timetable of all significant activities:** *(Please note: Public Services and organizations funded with administrative funds must complete their activities within the 12-month grant year)*