YEAR 2027

APPLICATION FOR COMMUNITY DEVELOPMENT FUNDING

APPLICATIONS DUE: August 21, 2026 by 4:00 pm

City of Milwaukee
Community Development Grants Administration

Mario Higgins, Director
City Hall – 200 East Wells Street; Room 606
Milwaukee, Wisconsin

Funds Provided by the U.S. Dept. of Housing & Urban Development

This document is to be used to complete the 2027 Community Development Block Grant (CDBG) Application through the Neighborly Portal. It is imperative to complete the application according to these instructions. If you have any questions related to the completion of this application, please contact the CDGA Office at cdgareports@milwaukee.gov with the subject, "2027 CDBG Application."

Table of Contents

Map and Boundaries of Target Areas

INTRODUCTION

CITY OF MILWAUKEE – COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Community Development Block Grant program was established by Congress in 1974 with the passage of the Housing and Community Development Act. This program provides funds to municipalities and other units of government around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and by expanding economic opportunities principally for low and moderate income persons. Local units of government develop their own programs and funding priorities, however all activities must be consistent with one or more of the following HUD national objectives:

- Principally benefits low/moderate income persons
- Prevents or eliminates slum or blight
- Addresses an urgent need or problem in the community (e.g., natural disaster)

As a Participating Jurisdiction (PJ) and entitlement community, the City of Milwaukee-Community Development Grants Administration (CDGA), receives annual funding allocations from the Federal government to fund activities to address these National Objectives.

As a recipient of these funds, the City of Milwaukee is required to submit to HUD an annual Funding Allocation Plan that describes how the City will utilize Federal funds to address the national objectives in a manner that will produce the greatest measurable impact on our community.

The statutes for the Federal formula grant programs set forth three basic goals against which the plan and the City's performance under the plan will be evaluated by HUD. The City must state how it will pursue these goals for all community development programs.

HUD statutory program goals are:

DECENT HOUSING - this includes:

- Assisting homeless persons obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retaining the affordable housing stock;
- Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or

disability;
- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- Providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - this includes:

- Improving the safety and livability of neighborhoods;
- Eliminating blighting influences and the deterioration of property and facilities;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and,
- Conserving energy resources and use of renewable energy sources.

EXPANDED ECONOMIC OPPORTUNITIES- this includes:

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Long-term outcomes linked to these goals are:

- Availability/Accessibility – This outcome relates to programs that make services, housing, infrastructure, public services, or shelter accessible or available to low or moderate income persons, include those with special needs and/or disabilities.

- Affordability – This outcome relates to programs that provide affordability to low or moderate income persons and can include affordable housing.

- Sustainability – This outcome relates to programs that improve communities and promote viability such as removing slum and blight or other services that sustain communities.

NOTICES

The City of Milwaukee reserves the right to reject all proposals. Contract awards based on submitted proposals shall further be subject to receipt by the City of Milwaukee of sufficient community development entitlement funds from the U.S. Dept. of Housing and Urban Development. Should the availability of federal funds for this RFP be reduced, the City's Community & Economic Development Committee can modify and reduce the subrecipient's award and/or the program year or both.

All materials submitted shall become public records retained by the City of Milwaukee, with the following exceptions: late and/or incomplete applications or requests for funding for projects that are not a part of this solicitation, will be returned to the applicant without further review, and materials not requested as part of the application packet will be discarded.

If Applicant makes a false statement or misrepresentation in this Application to obtain Federal funds and funds are awarded, the funds and contract will be in default and the City may declare all of any part of the funds paid out immediately due and repayable to the City and the contract voided.

FUNDING DECISION

The actual decision to award funds is considered first by the City of Milwaukee Community and Economic Development Committee and forwarded to the Common Council and Mayor for final review and approval before the final submission to HUD. Funding recommendations by the CDGA staff are advisory to the Community and Economic Development Committee.

In addition, the Community and Economic Development Committee may designate a non-profit agency to act as a subrecipient in any manner it deems appropriate to carry out an eligible activity, per HUD Regulations 24CFR 570.200(f); 24 CFR Part 85; OMB Circular A-110.

Faith-Based Organizations

Per the regulations of the U.S. Department of Housing & Urban Development, 28 CFR Part 38, organizations may not use HUD funds to support inherently religious activities such as worship, religious instruction, or proselytization.

Federal Non Discrimination Provisions

Per the regulations of the U.S. Department of Housing & Urban Development, 5 CFR Part 335, No person shall, on the grounds of race, color, national origin, religion or sex, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or part with Federal financial assistance.

COMMUNITY-BASED DEVELOPMENT ORGANIZATION (CBDO)

NOTE: Per the HUD regulations, 24 CFR 570.204 the following RFP activities require that your agency be qualified as a Community-Based Development Organization:

1) **Employment Services***
2) **Youth Services***
3) **Neighborhood Strategic Planning/Community Organizing/ Crime Prevention**

What is a CBDO?

A Community Based Development Organization (CBDO) is generally nonprofit organizations that undertake specific kinds of CDBG-funded activities. The U.S. Department of Housing and Urban Development (HUD) has identified areas within the City of Milwaukee known as Neighborhood Revitalization Strategic Areas (NRSA – See appendix). A CBDO must provide Public Services specific to the NRSA areas. NRSA areas are defined as geographical areas that comprises a neighborhood that is primarily residential and contacts a percentage of low- and moderate-income residents that is equal to the community's "upper quartile percentage". These could include carrying out neighborhood revitalization, community economic development or energy conservation projects. However, not all organizations that provide public services can be considered CBDO certified as there are specific requirements to be met.

If you are awarded funds for 2027, you will receive a letter from CDGA requesting the required documentation to be certified as a CBDO for the above-mentioned activities.

See Appendix for further instructions.

DEFINITIONS

1. **CDGA** - Community Development Grants Administration

2. **CDBG** - Community Development Block Grant

3. **CHDO** – Community Housing Development Organization

4. **ESG** – Emergency Solutions Grants

6. **HOME** - HOME Investment Partnerships

7. **HOPWA** - Housing Opportunities for Persons with AIDS

8. **Outcomes** - are the benefits derived from program activities. Typical examples:

   - Ten New Block Clubs - a core of 20 leaders is identified and trained to independently coordinate activities and issues on their blocks.

   - Abate Code Violations - property values are maintained or increased while elderly/ low- income home owners are able to remain in their homes.

   - After School Recreation - participating youth improve in school and reduce their involvement with the criminal justice system.

9. **Outcome Measurements** are the specific items of information that track a program's success on outcomes. They describe observable, measurable characteristics or changes that represent achievement of an outcome.

10. **Short Term Outcomes** - are benefits derived from program activities that can usually be observed within a one- year period.

11. **Mid Term Outcomes** - are benefits derived from program activities that usually occur within two - three years.

12. **Long Term Outcome**s - are benefits derived from program activities that are more global in scope and impact and are usually observable within three - five years.

    Most planning groups reported that their neighborhoods would experience these long-term outcomes as a result of the expenditure of Federal funds. These outcomes are:

    - Reduce Crime
    - Increase Property Values
    - Increase Economic Vitality (Jobs & Businesses)
    - Improve Neighborhood Quality of Life

13. **Long Term Outcome Indicators -** for CDGA, these are objective data which measures the health of a neighborhood relative to housing and crime.

Year 2027 REQUEST FOR PROPOSALS

(see Activity Description – Appendix)

HUD Category: Public Services

- **Youth Services**
- **Employment Services – Placement/ Training & Placement**
- **Domestic Violence Case Management and Legal Assistance**

HUD Category: Economic Development

- **Special Economic Development – Business Assistance**

HUD Category: Planning

- **Fair Housing Enforcement/ Education/ Predatory Lending/ Eviction Prevention**

HUD Category: Housing

- **Affordable Housing Production (CHDO)**

HUD Category: Homelessness/Housing Opportunities for Persons with Aids (HOPWA)

- **Emergency Shelter**
- **Homeless Prevention**
- **Rapid ReHousing**
- **HOPWA**
- **Domestic Violence Case Management/ Legal Services**

<u>APPLICATION   PROCEDURES</u>

As designated by the Community and Economic Development Committee of the Milwaukee Common
Council, service providers for Funding Year 2027 ***<u>must meet the following legal requirements:</u>***

- A municipal governmental agency; *or*

- A nonprofit organization ***located in the City of Milwaukee*** and organized under Chapter 181 of the Wisconsin Statutes, qualified as a Section 501(c)(3) organization, ***at the time of grant application submission.***

In addition, all funded activities must be eligible and meet one of the three (3) National Objectives of the U.S. Department of Housing & Urban Development (HUD):

- Principally benefits low/moderate income persons
- Prevents or eliminates slum or blight
- Addresses an urgent need or problem in the community (e.g., natural disaster)

Due to the high demand for services, all activities, with the exception of HOPWA (which covers the
4-County Milwaukee Metropolitan area), will be conducted in the CDBG Target Area (see Map in
Appendix), unless otherwise noted in each RFP.

**Completed applications and any required attachments must be received by Community Development
Grants Administration office *<u>no later than 4:00 pm on August 21, 2026.</u>* No extensions will be granted**.

Questions should be in writing and directed to the office of Community Development Grants Administration at **<u>cdgareports@milwaukee.gov</u>** by August 18, 2026; 4pm Subject line: CDGA Application 2026 question.

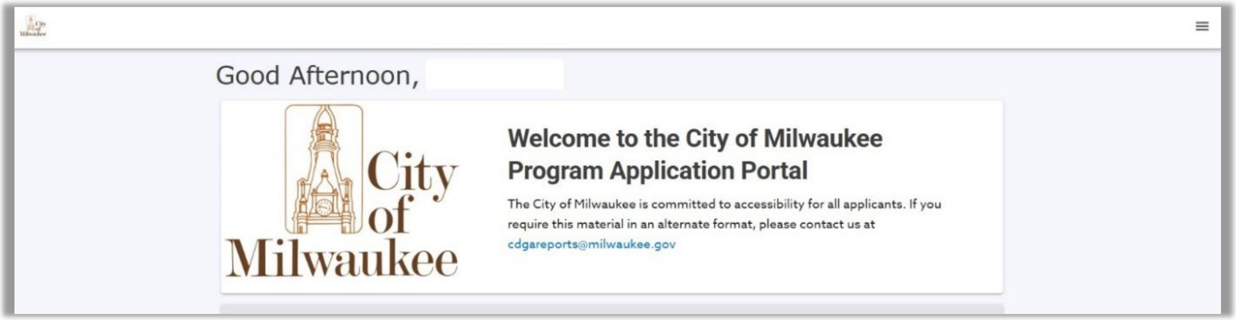
Submission of an application does not guarantee funding. All applications **<u>must be submitted electronically through the application portal.</u>**

- Do not submit materials other than those specifically requested.

- If you are applying for more than one activity, you *must submit a separate application* with separate
  Budgets and attachments.

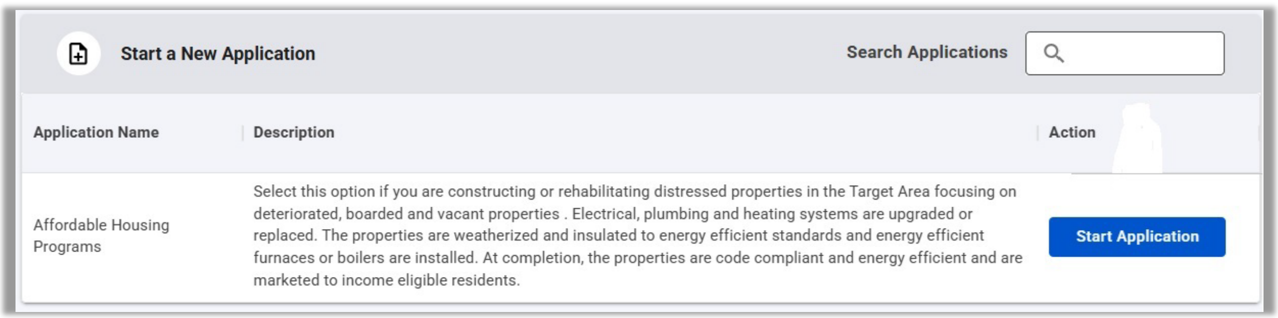
Dashboard -

Managing Your Grant Account



The Dashboard is where the User can:

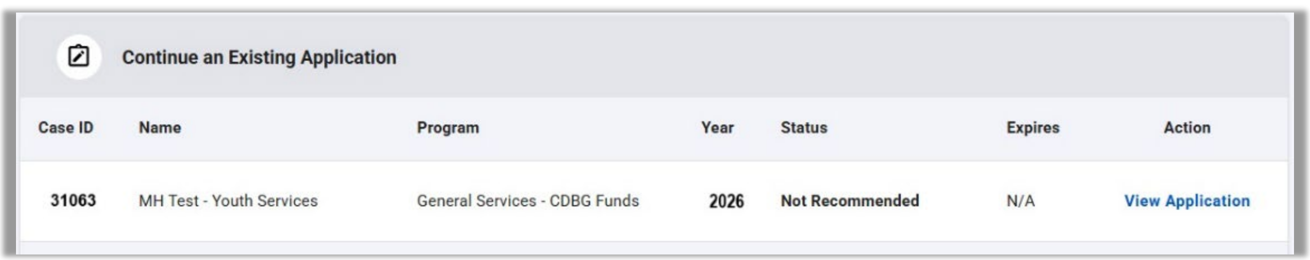
1. Start a new application,



Start a New Application | Search Applications

Application Name	Description	Action
Affordable Housing Programs	Select this option if you are constructing or rehabilitating distressed properties in the Target Area focusing on deteriorated, boarded and vacant properties . Electrical, plumbing and heating systems are upgraded or replaced. The properties are weatherized and insulated to energy efficient standards and energy efficient furnaces or boilers are installed. At completion, the properties are code compliant and energy efficient and are marketed to income eligible residents.	Start Application

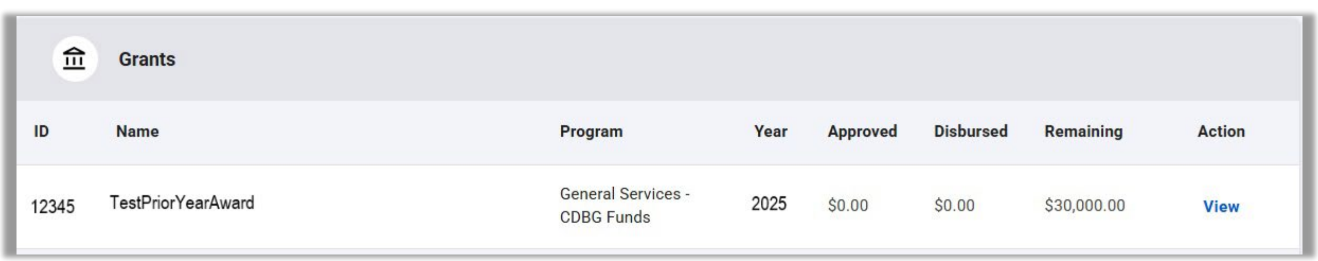
2. Continue an existing application, and



Continue an Existing Application

Case ID	Name	Program	Year	Status	Expires	Action
31063	MH Test - Youth Services	General Services - CDBG Funds	2026	Not Recommended	N/A	View Application

3. Access current case(s) under the Grants section.

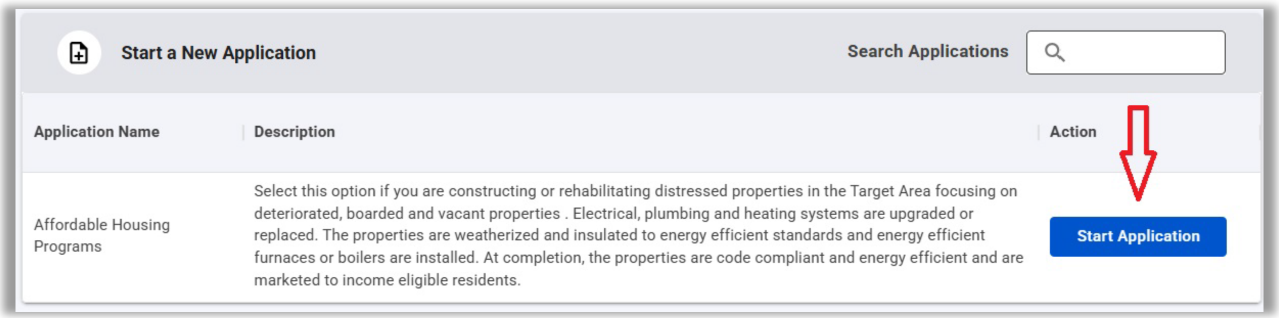


Grants

ID	Name	Program	Year	Approved	Disbursed	Remaining	Action
12345	TestPriorYearAward	General Services - CDBG Funds	2025	$0.00	$0.00	$30,000.00	View

Start a New Application

Choose the application by selecting Start Application in the row of the applicable Application Name.



- Choose a funding category based on the description of activities within that category.

(example: You are interested in Community Organizing [Choose General Services – CDBG Funds]

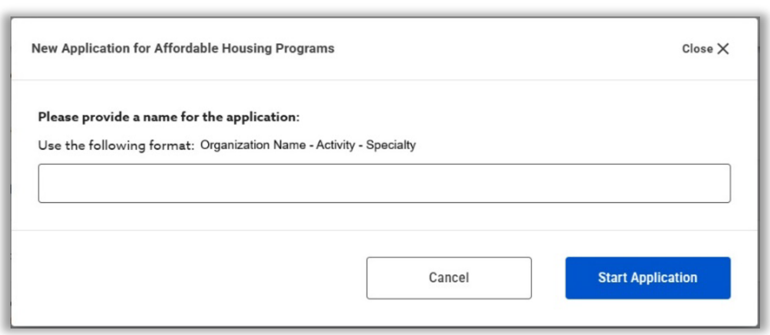
- Name for application – We need an Identifier to recognize the application, abbreviations are okay within reason.

Enter the name of your organization as follows:

a. Organization Name-Activity-Subsection/Location

Examples:

1. TestOrg-YouthServices-Harambee
2. TestOrg-NIP
3. TestOrg-JobTraining&Placement-RPP

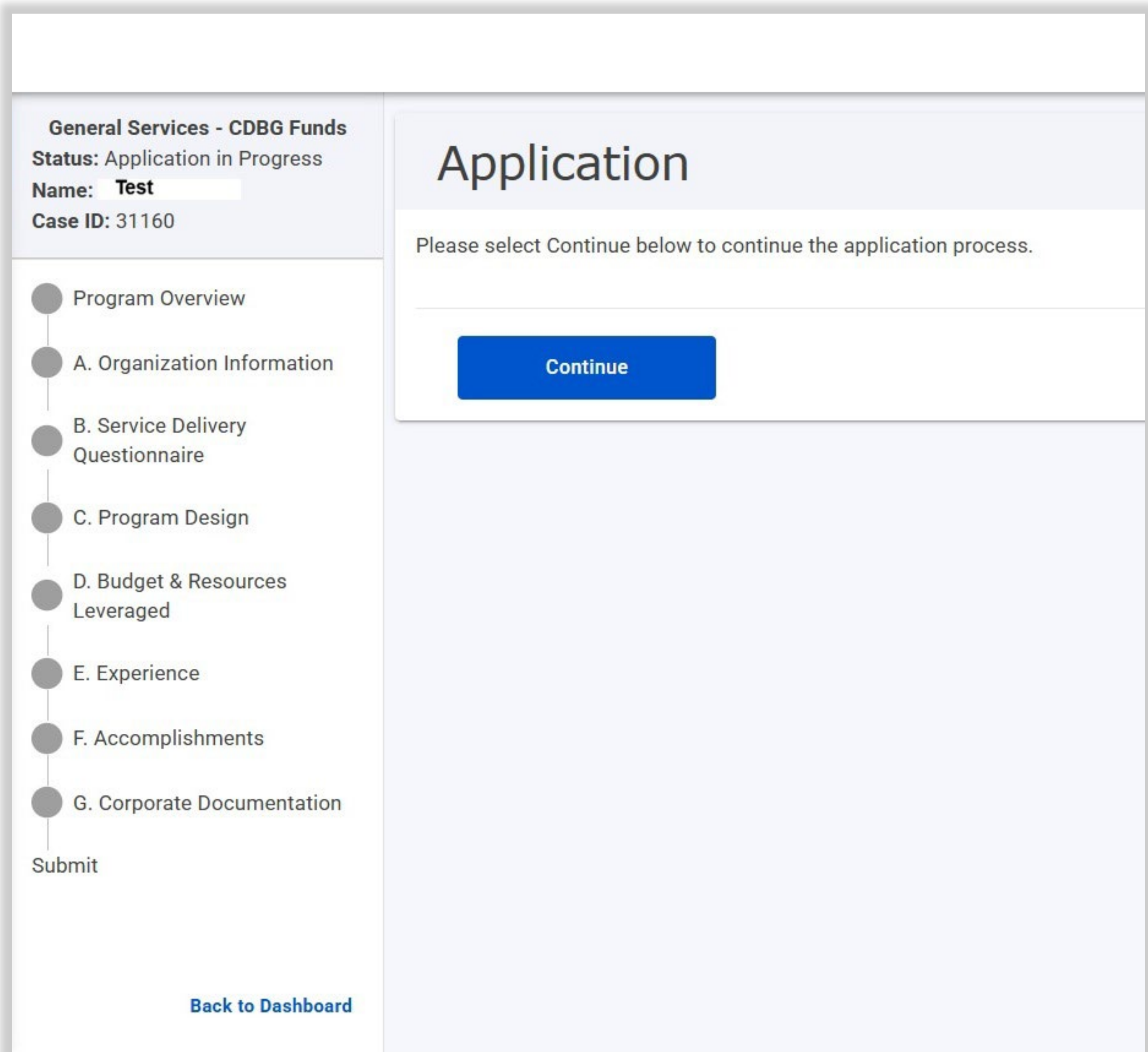


Application Navigation

Application navigation is located on the left side panel

If this is the first time accessing the application, click **Continue**

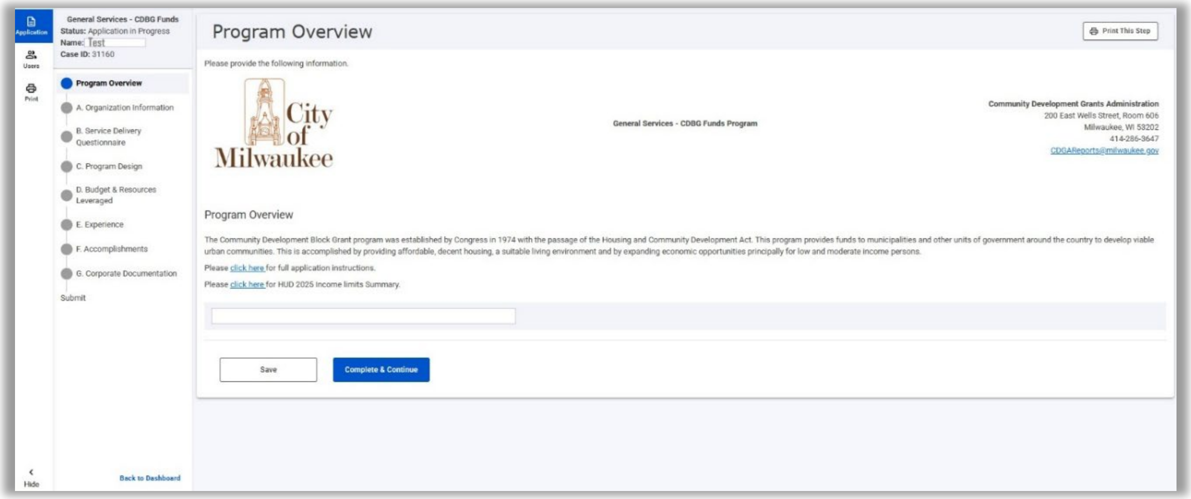
If returning to an existing application, select the section of the application where you left off.



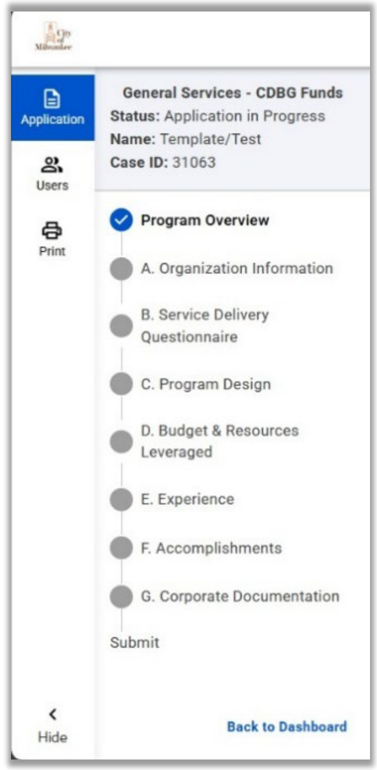
Program Overview

Read the entire Program Overview, including the application instructions and the HUD Income Limits Summary. Also complete the activity/ category for which you are applying.

Select **Complete & Continue**.

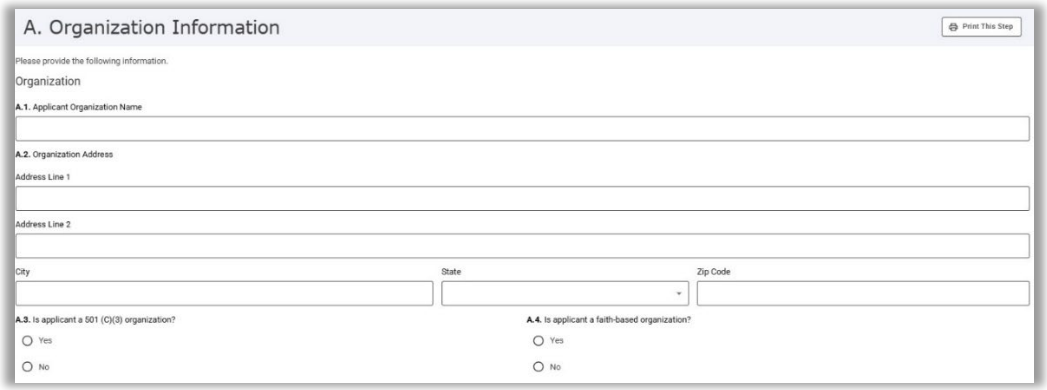


Note: As you select **Complete & Continue** in a section, a checkmark in a blue circle appears at the beginning of the section name on the Application's Navigation.



A. Organization Information

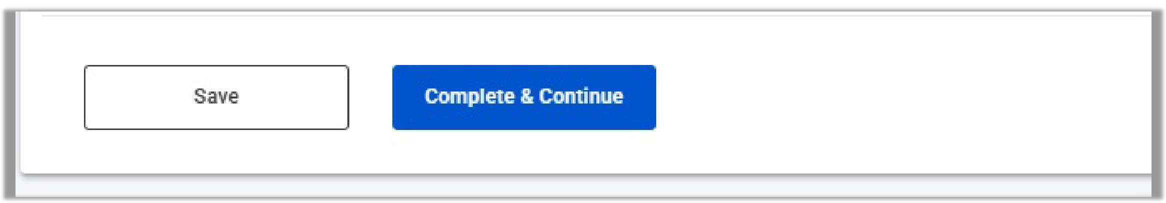
Complete all fields for your organization in this section.



Select **Save** if you'd like to move on and return later to this section.

Select Complete & Continue when you are sure that this section is completed.

Note: All fields must be completed before Complete & Continue can be selected.



B. Service Delivery Questionnaire

Provide the address(s) where the primary activity will take place, including the days and hours of operation, staffing protocol and if applicable the percentage of virtual service delivery.

Note: If applying for several activities that take place across several locations, the location to be entered is the one to which this application is for.

Select **Save** if you'd like to move on and return later to this section.

Select **Complete & Continue** when you are sure that this section is completed.

Note: All fields must be completed before Complete & Continue can be selected.


B. Service Delivery Questionnaire

Print This Step

Please provide the following information.

B.1. At what location(s) will your primary activity take place?

B.2. What are your days/hours of operation of physical space? Virtual hours (if different)?

B.3. Please describe the agency's staffing protocol. Are staff working onsite, remotely or combination of the two?

B.4. What percentage of virtual service delivery do you anticipate during the funding year?

%

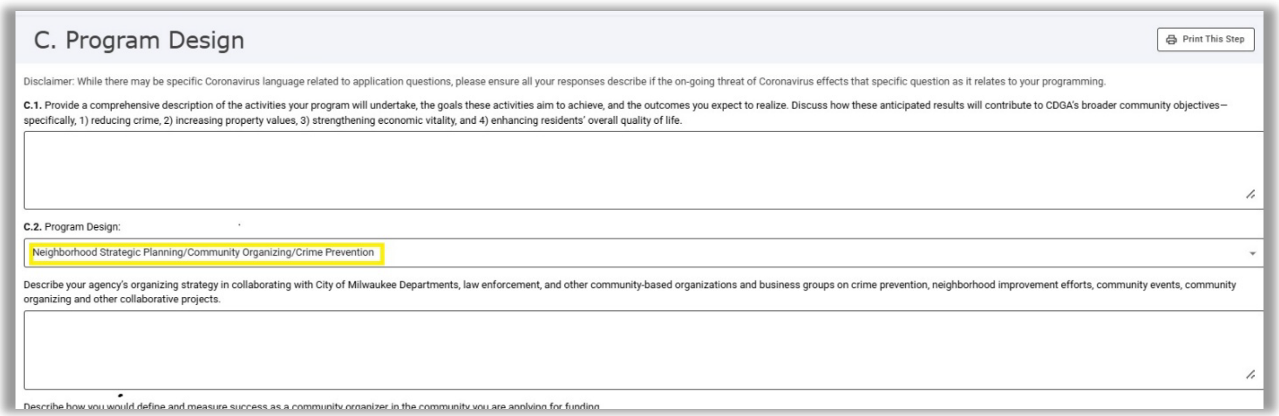
No save history

Save

Complete & Continue

C. Program Design

These questions are specific to the activity to which you are applying. Provide a description of the activity/ program, projected goals and how it will align with CDGA's outcome measurements and outreach methods.



Select **Save** if you'd like to move on and return later to this section.

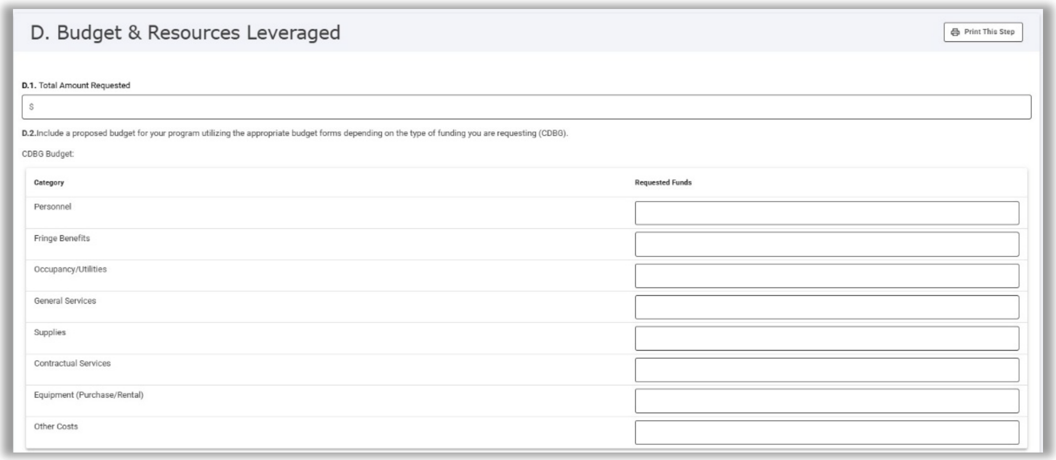
Select **Complete & Continue** when you are sure that this section is completed.

Note: All fields must be completed before Complete & Continue can be selected.

D. Budget & Resources Leveraged

Total Amount Requested

Specify how much of the awarded amount will be allocated towards each of the budget cost categories.



Funding Sources

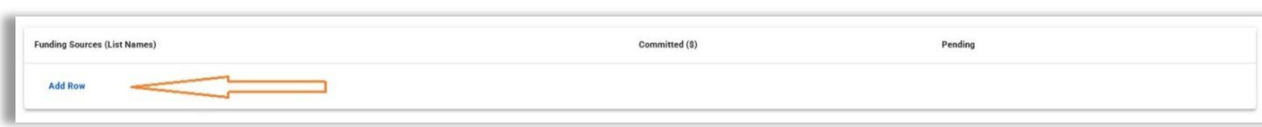
List all committed and pending sources that will support this activity outside of CDBG funds.

Pending funds are those that your agency has applied for and are in wait of an approval.

Committed funds are approved funds for your agency.

Select **Add Row** and enter the funding source information

Select **Add Row** for each source



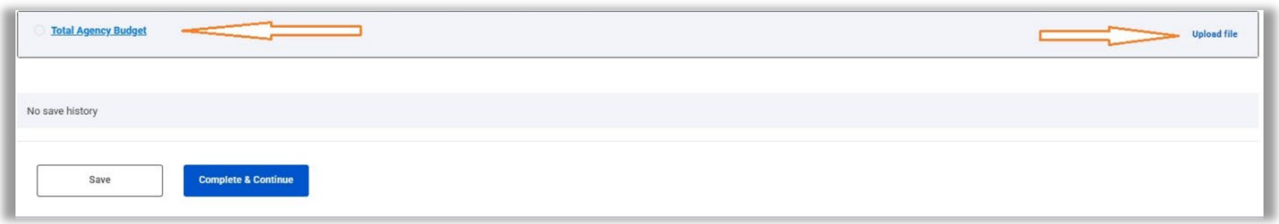
Total Agency Budget

The total agency budget refers to all committed funds supporting the work of your organization as a whole and not only those that support the activity for which you are applying.

Select **Total gency Budget** to download the CDGA form

Complete and save the form to your device

Upload completed form by selecting **Upload file** and attach your saved form



Select **Save** if you'd like to move on and return later to this section.

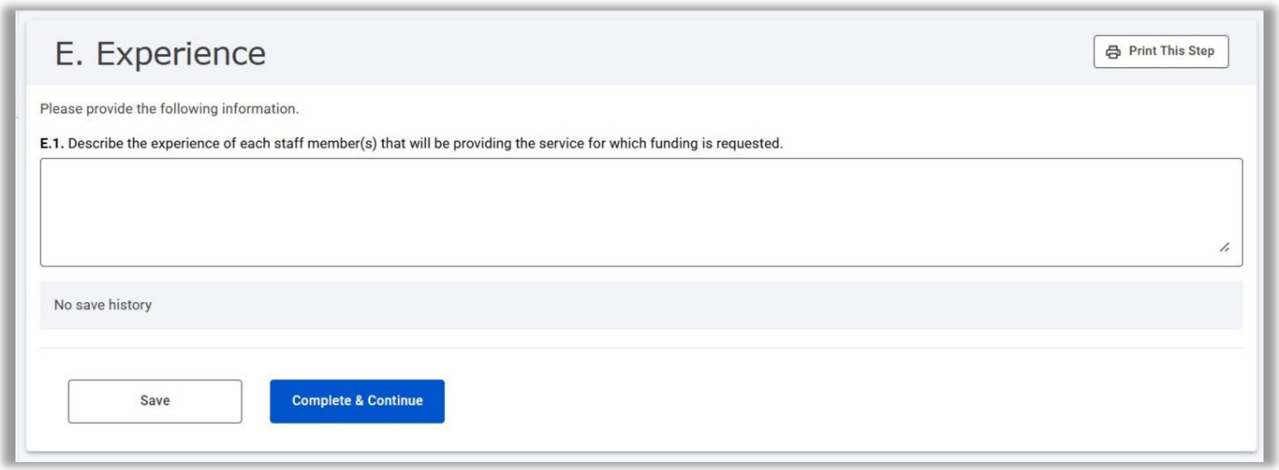
Select **Complete & Continue** when you are sure that this section is completed.

Note: All fields must be completed before Complete & Continue can be selected.

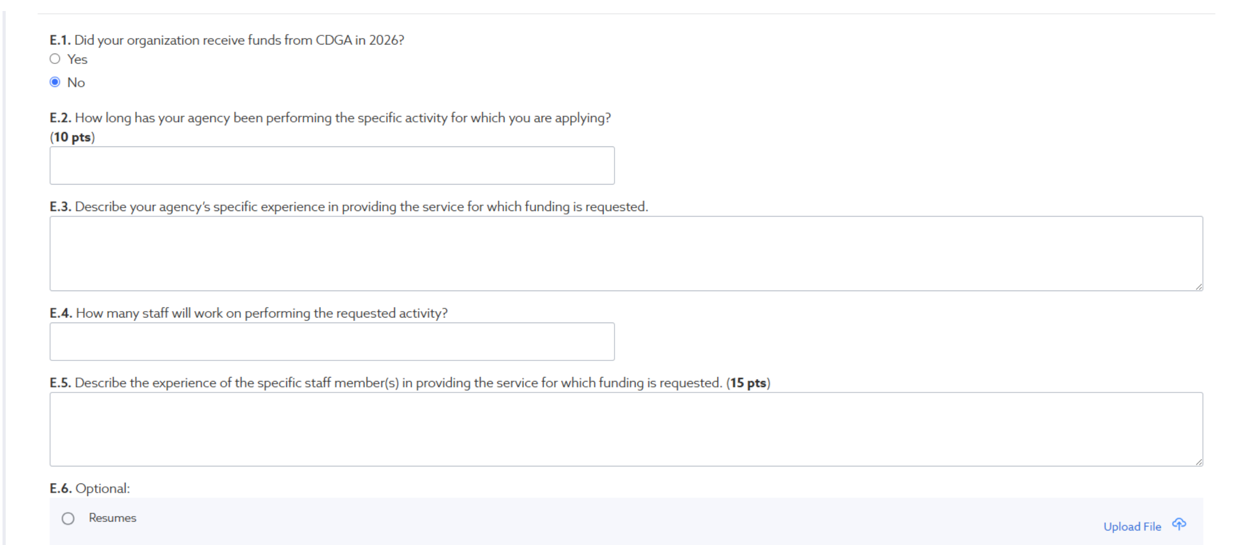
E. Experience

If agency received funds in 2026, provide the experience of the staff that will be supporting the activity you are applying for CDBG funds.

Be sure to specify how many staff will be involved, including their name(s) and detailing their experience working in this specific activity.



If agency *did not* receive funds in 2026, provide the experience to both the agency and staff that will be supporting the activity you are applying for CDBG funds.



Select **Save** if you'd like to move on and return later to this section.

Select **Complete & Continue** when you are sure that this section is completed.

Note: All fields must be completed before Complete & Continue can be selected.

F. Accomplishments

Summarize your performance during FY2025 & FY2026 to-date, noting your goals and the accomplishments related to those goals.

F. Accomplishments

Please provide the following information.

F.1. Have you been funded by CDGA for this specific activity in the past?

- (•) Yes
- ( ) No

F.2. To the *specific* activity your agency is requesting funding - Summarize your performance during the 2025 & 2026 funding years including stated goals and actual accomplishments realized to date.

(ONLY for groups never receiving CDBG-funds, if not funded directly within the last three (3) years or for groups currently funded who are submitting changes/updates to corporate documents).

F. Accomplishments

Please provide the following information.

F.1. Have you been funded by CDGA for this specific activity in the past?

- ( ) Yes
- (•) No

New groups must Include THIRD PARTY documentation verifying the stated accomplishments. This may include writter
Documentation should include funding source, goal, and outcomes/accomplishments to maximize points.

NOTE: A written narrative or letters of support alone does not qualify as documentation of accomplishments.

Failure to provide the required documentation will result in a score of zero for this section.

( ) 3rd Party Accomplishment Documentation *Required

Select **Save** if you'd like to move on and return later to this section.

Select **Complete & Continue** when you are sure that this section is completed.

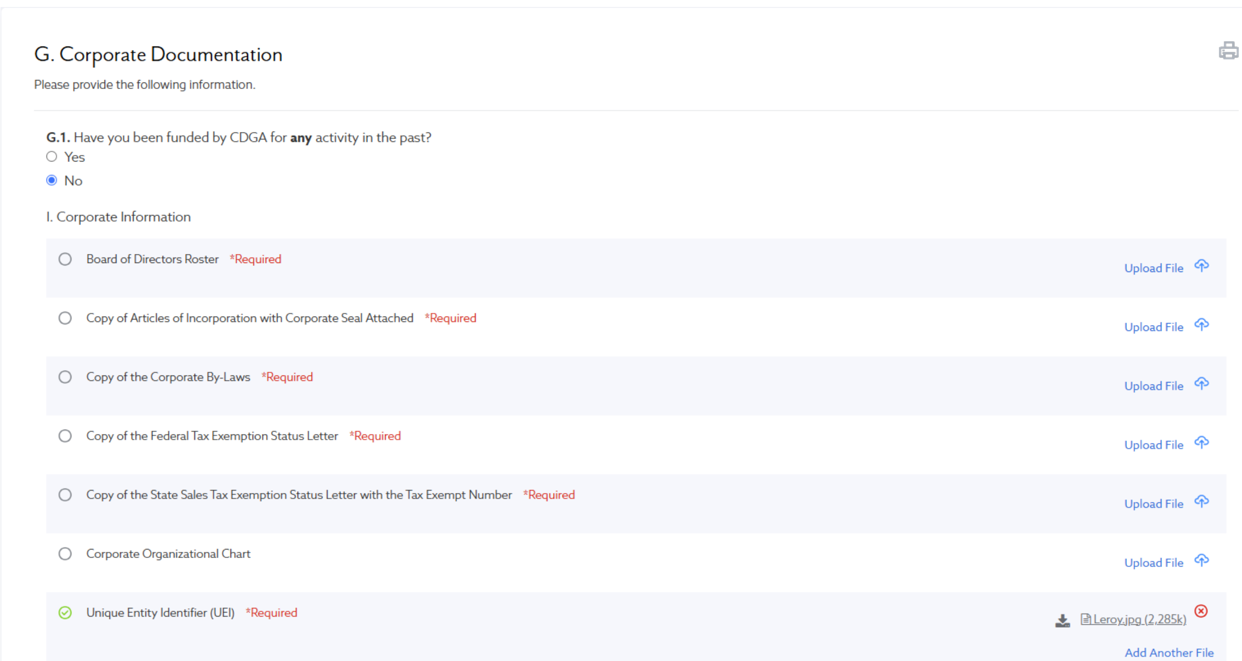
Note: All fields must be completed before Complete & Continue can be selected.

G. Corporate Documentation *(new CDBG applicants ONLY)*

All required fields are requested to upload.

NOTE: This information is necessary for evaluation by CDGA and the City Comptroller of the ability of the City of Milwaukee to enter into a contract with the applicant.

If your application is funded, some additional financial documents will be required to execute a contract between the City of Milwaukee and your organization. If awarded, additional items will be requested of your agency.


G. Corporate Documentation

Please provide the following information.

G.1. Have you been funded by CDGA for **any** activity in the past?

- Yes
- No

I. Corporate Information

- Board of Directors Roster *Required — Upload File
- Copy of Articles of Incorporation with Corporate Seal Attached *Required — Upload File
- Copy of the Corporate By-Laws *Required — Upload File
- Copy of the Federal Tax Exemption Status Letter *Required — Upload File
- Copy of the State Sales Tax Exemption Status Letter with the Tax Exempt Number *Required — Upload File
- Corporate Organizational Chart — Upload File
- Unique Entity Identifier (UEI) *Required — Leroy.jpg (2,285k) — Add Another File

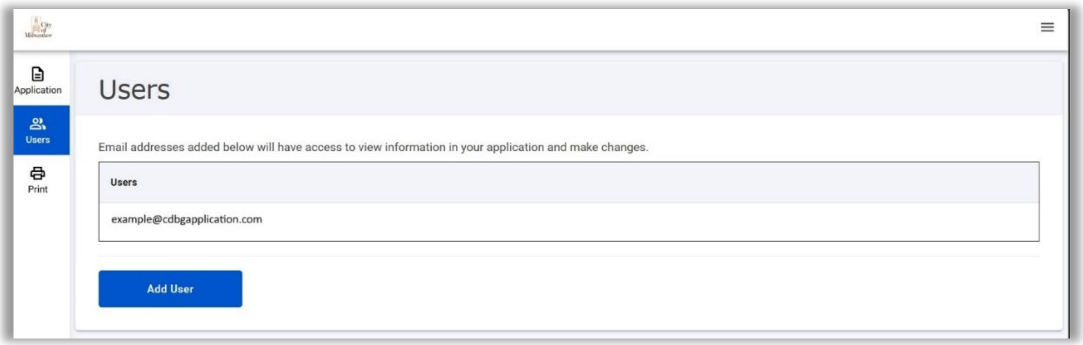
Users

Users are defined as staff (ie Executive Directors, activity point person) permitted to utilize Neighborly on the organizations behalf and may receive communication from CDGA.

Select **USER** on left panel

Your user information populates

You can add users to this Case by selecting **Add User**



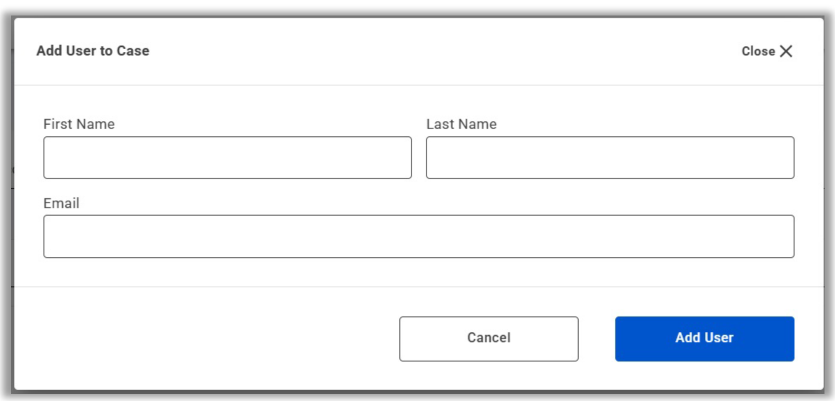
Enter in their First Name, Last Name and Email address

When completed, select **Add User**

You can add multiple users by repeating these steps.

Select **Close X** if you don't wish to continue in this section

Successful organizations have opted to include a general email address as a user in the event that staff has changed.



Submit

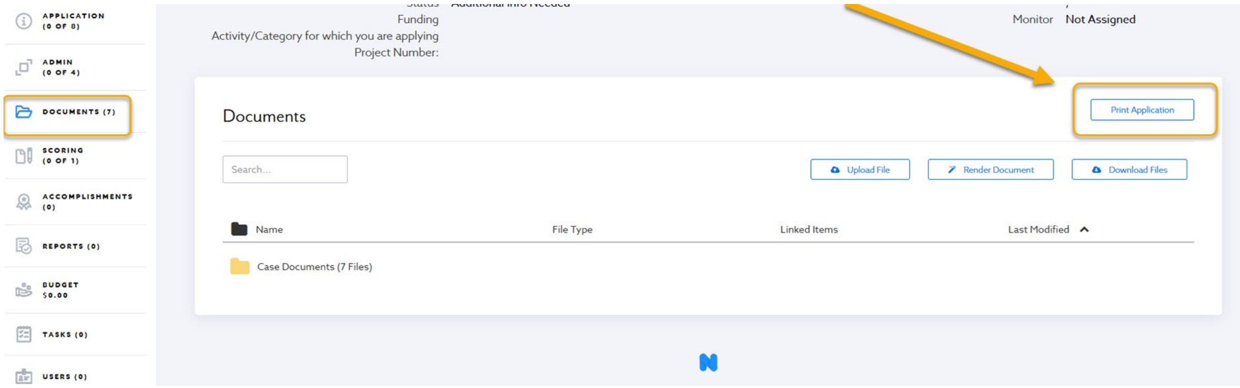
When the application is completed in its entirety, click **SUBMIT.**

If changes are required after submission, contact the CDGA office at cdgareports@milwaukee.gov to request reopening of the application using subject, "2027 Application Reopen - Case ID #."

Requests received after business hours require processing time. If requests are past deadline may cause a forfeit with opportunity to reopen.

Print

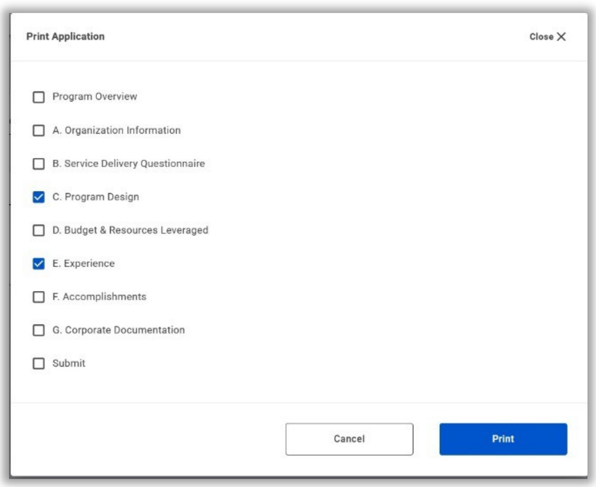
You can print the entire application from the documents tab



Also may select the box next to the title of the section(s) you would like to print

Select **Print**

File will download to your computer. From there you can open and print your selection.



Account Navigation

Choose which task you want to complete by clicking on a section.

Sections include

- **Application**

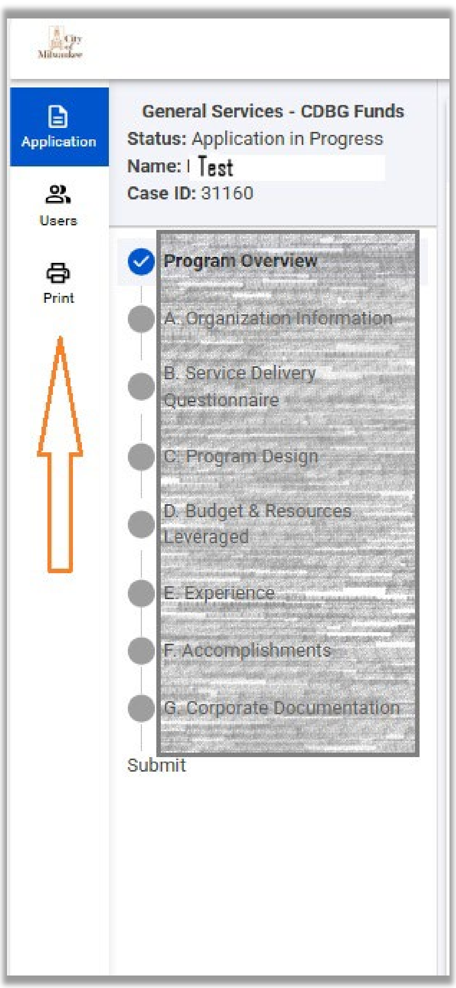
Select which portion of the application you want to access

- **Users**

Add or remove users to this new Case ID

- **Print**

Download, save and print any section of the portal listed here.



Continue an Existing Application

On the Dashboard, locate the Case ID # generated at creation of the application you are looking to complete.

Click **View Application**

Continue an Existing Application

Case ID	Name	Program	Year	Status	Expires	Action
31063	MH Test - Youth Services	General Services - CDBG Funds	2026	Not Recommended	N/A	View Application

View Previously Awarded Grants

Verify the organization name, program and year

Grants

ID	Name	Program	Year	Approved	Disbursed	Remaining	Action
12345	TestPriorYearAward	General Services - CDBG Funds	2025	$0.00	$0.00	$30,000.00	View

Click **View**

This only lists awards associated with the user account being used. If you have created a new user account and need access to prior year awards, please contact cdgareports@milwaukee.gov with subject, "Neighborly Account Assistance."

APPENDIX

❖ PUBLIC SERVICES: YOUTH SERVICES

Total Funds Available: $860,000 ***(CDBG Funds)***

Key Activities – Program Description:

CDGA is seeking community-based organizations to provide opportunities for youth through education, crime prevention & personal development, civic engagement, community service, and recreation. All programs must be available to youth in the CDBG target areas *(See map in Appendix).* Licensed group homes and community based residential facilities are ineligible to apply.

Funding Guidelines: Minimum bid amount: $30,000

Eligible Activities:

Education

Programs that have an intrinsic goal to increase educational attainment, academic achievement, and/or literacy skills. Examples include GED programs, writing workshops, intense tutoring and mentoring, English-as-a-Second Language (ESL) classes. A program is not considered educational by simply providing homework assistance or computer access.

Crime Prevention and Personal Development

Programs that aim to prevent crime, reduce teen pregnancy and develop leadership skills. Examples include programs that provide a safe haven and adult supervision for youth, after school and during the evenings and weekends.

Civic Engagement/Community Service

Programs that focus primarily on volunteering and community services such as those that educate the community on social and neighborhood issues. Community service or education must be the foundation of the activity.

Recreation

Recreational programs are those that provide sports, arts and crafts, theater or other similar activities for participants. These programs exist primarily to provide fun, safe, and creative outlets for youth.

Employment Services

Programs that are geared towards job training and job placement. The program must impart specific and marketable skills to recipients. This could include resume writing, interview preparation, and job search and placement assistance. The program might also offer job-specific skill development such as food service training or administrative skills through classes, internships or apprenticeships. The programming must comprise a large portion of the organization's youth activities.

❖ Public Service: Employment Services – Placement/ Training & Placement

Total Funds Available: **$500,000** ***(CDBG Funds)***

You must clearly specify if you are applying for Job Placement or Job Training & Placement. If you are applying for **both**, two separate applications and two separate budgets are required. Combined applications will not be considered and will be returned to the applicant.

Key Activities – Program Description:

CDGA is seeking Community-based organizations to provide skilled Job Training & Placement services and Job Placement Services for low-income citizens in the CDBG Target area.

Funding Guidelines: **Minimum bid amount: $30,000**

❖ Special Economic Development – Business Assistance

<u>Total Funds Available</u>: $400,000 ***(CDBG Funds)***

<u>Key Activities – Program Description:</u>

Provide technical assistance to new or existing businesses to result in one or both of the following outcomes within the program year:

- New Job Creation (full-time or part-time) for low- income residents in the CDBG target areas.
- New businesses or business expansion resulting in new job creations.

<u>Funding Guidelines:</u> Minimum bid amount: $30,000

❖ Fair Housing Enforcement/ Education/ Predatory Lending/ Eviction Prevention

Total Funds Available: **$200,000** ***(CDBG Funds)***

Key Activities – Program Description:

Seeking public education programs that includes presentations on fair housing laws, programs for homeowners on discriminatory homeowner's insurance practices, fair housing training seminars, technical assistance on fair housing compliance, housing information referral service to ameliorate racially segregated housing patterns, referral services for eviction related disputes and legal services in the metropolitan Milwaukee area.

- Provide Fair Housing enforcement to promote fair lending, fair housing rights and responsibilities and to address predatory lending in metropolitan Milwaukee.
- Provide guidance and implementation strategies to expand capacity of services to tenants/landlords to stabilize housing and reduce the impact of evictions in the Milwaukee community.

Funding Guidelines: **Minimum bid amount: $30,000**

❖ PLANNING - FAIR HOUSING ENFORCEMENT/EDUCATION/PREDATORY LENDING/EVICTION PREVENTION

Total Funds Available: **$200,000** ***(CDBG Funds)***

Key Activities – Program Description:

Seeking public education programs that includes presentations on fair housing laws, programs for homeowners on discriminatory homeowner's insurance practices, fair housing training seminars, technical assistance on fair housing compliance, housing information referral service to ameliorate racially segregated housing patterns, referral services for eviction related disputes and legal services in the metropolitan Milwaukee area.

- Provide Fair Housing enforcement to promote fair lending, fair housing rights and responsibilities and to address predatory lending in metropolitan Milwaukee.
- Provide guidance and implementation strategies to expand capacity of services to tenants/landlords to stabilize housing and reduce the impact of evictions in the Milwaukee community.

Funding Guidelines: **Minimum bid amount: $30,000**

❖ HOUSING: Affordable Housing Production (Community Housing Development Organization (CHDO)

Total Available: HOME FUNDS ONLY

CHDO Affordable Housing Production: $650,000

CHDO Operating Costs: $200,000

Key Activity – Program Description:

CDGA is seeking qualified housing production agencies to acquire vacant, blighted residential structures for rehabilitation and/or to construct new housing on vacant City parcels. Housing units constructed or rehabilitated through the program must be located in the City of Milwaukee's CDGA Target Area and sold or rented to eligible low income households. Applicants must be eligible for CHDO certification and certified by the City of Milwaukee prior to contract execution and the disbursement of funds.

See Appendix for CHDO certification requirements and additional CHDO requirements.

❖ HOUSING: Affordable Housing Production (non-CHDO) (Acquire/Rehab/New Construction)

Total Available: $440,700 (HOME)

Key Activity – Program Description:

CDGA is seeking qualified housing production agencies to acquire vacant, blighted residential structures for rehabilitation and/or to construct new housing on vacant City parcels. Housing units constructed or rehabilitated through the program must be located in the City of Milwaukee's CDGA Target Area and sold or rented to eligible low-income households.

❖ Homelessness/Housing Opportunities for Persons with Aids (HOPWA)

Total Funds Available: $ 1,500,000 ***(HOPWA Funds)***

All cities, counties, housing authorities, tribal agencies and private non-profit agencies serving the four -County Milwaukee Metropolitan area: Milwaukee, Waukesha, Washington and Ozaukee counties are eligible to apply.

Key Activities – Program Description:

Housing Opportunities for Persons with AIDS (HOPWA) funding can be used to assist all forms of housing designed to prevent homelessness including emergency housing, shared housing arrangements, apartments, single room occupancy (SRO) dwellings, and community residences. Appropriate supportive services must be provided as part of any HOPWA assisted housing, but HOPWA funds may also be used to provide services independent of any housing activity.

The following activities may be carried out with HOPWA funds awarded by the City of Milwaukee:

1. Housing information services, including, but not limited to, counseling, information and referral services to assist an eligible person to locate, acquire, finance and maintain housing. This may include fair housing counseling for eligible persons who may encounter discrimination on the basis of race, color, religion, national origin, age, familial status or handicap;

2. Project or tenant-based rental assistance, including assistance for shared housing arrangements;

3. Short term rent, mortgage and utility payments to prevent the homelessness of a tenant or mortgagor of a property;

4. Supportive services including, but not limited to: health, mental health, assessment, drug and alcohol abuse treatment and counseling, daycare, nutritional services, intensive care when required, and assistance to gaining access to Local, State and Federal government benefits except that health services may only be provided to individuals with AIDS or related diseases and not to family members of these individuals;

5. Permanent housing placement to help establish permanent residence when continued occupancy is expected, eligible services include housing referral, tenant counseling, application fees and credit check expenses, first month's rent and security deposit (not to exceed two months' rent), one-time utility connection fees and processing costs;

6. Operating costs for housing including maintenance, security, operations, insurance, utilities, furnishings equipment, supplies and other incidental costs;

7. Facility-Based Housing for short-term support;

8. Administrative expenses: each project sponsor may not use more than seven percent of the amounts received for its own administrative costs.

Homelessness

Total Funds Available

ESG Funds

• **Emergency Shelter**	**$670,900**
• **Homeless Prevention**	**$414,400**
• **Rapid Rehousing**	**$123,700**
Total Funds	**$1,209,000**

CDBG Funds

- **Emergency Shelter**
- **Case Management/Legal Assistance**

Total Funds **$1,300,000**

Note: There is a requirement of 1:1 matching funds for the ESG Program.

❖ Emergency Shelter

Funds Available: ***(ESG & CDBG)***

Key Activities – Program Description:

CDGA is seeking experienced non-profit community-based organizations to operate a low-barrier, housing-focused program that will provide safe, sanitary emergency shelter for homeless individuals, youth, families and other sub-populations; including providing supportive services (case management, counseling, etc.) and basic amenities for those being served through the program. Emergency shelters should strive to exit project participants to positive housing destinations in 90 days or less.

Eligible Activities:

Emergency Shelter for Single Adults

Provide a safe, secure, and sanitary emergency shelter for single adults (ages 18 and older) with a goal to exit project participants to positive housing destinations in 90 days or less. Single Adults may include other sub-populations such as veterans.

Emergency Shelter for Families

Provide a safe, secure, and sanitary emergency shelter for women with children ***and*** families with a goal to exit project participants to positive housing destinations in 90 days or less. Families being defined as either a single male head of household with minor child(ren) and any household made up of two or more adults, regardless of sexual orientation, marital status, or gender identity, presenting with minor child(ren). Head of households may include other sub-populations such as veterans.

Emergency Shelter for Domestic Violence Victims

Provide a safe, secure, and sanitary emergency shelter for those fleeing from domestic violence or other life threatening experiences with a goal to exit project. Domestic Violence shelters can serve single adults, families, and other sub-populations so long as the individual or family is currently fleeing.

Emergency Shelter for Unaccompanied Youth

Provide a safe, secure, and sanitary emergency shelter or crisis emergency shelter for infants and children 12 years old and younger.

Emergency Shelter for Youth

Provide a safe, secure, and sanitary emergency shelter for youth, striving to exit project participants to positive housing destinations or reunify youth with family or caregivers as appropriate in 90 days or less. Youth is defined as any person who is between the ages of 12 and 18.

Note: There is a requirement of 1:1 matching funds for the ESG Program.

❖ Homeless Prevention

Funds Available: ***(ESG only)***

Key Activities – Program Description

CDGA is seeking experienced non-profit community-based organizations to operate a program to provide individuals/families who are at risk of homelessness with short-term rental assistance, security deposits, housing stability case management, housing search and placement or mediation in order to maintain stable permanent housing.

Homelessness Prevention is only eligible to the extent that the assistance is necessary to help the individual/family **regain stability** in the individual/family's current permanent housing or move into other permanent housing and achieve stability in that housing.

Eligible Activities under 24 CFR 576.105:

Housing Stability Case Management

Provide services to individuals or families who resides in permanent housing or to assist an individual or family in overcoming immediate barriers to obtaining housing by assessing, arranging, coordinating, and monitoring the delivery of services to facilitate permanent housing stability in overcoming immediate barriers to obtain housing within 30 days during the period the participant is seeking permanent housing. The Case Management cannot exceed 24 months during the period the participant is living in permanent housing.

Housing Search and Placement

Provide services necessary to assist individuals or families in the following manner: locating, obtaining, and retaining suitable permanent housing that must include an assessment of housing barriers, needs, and preferences, a development of an action plan for locating housing, assistance with housing search, outreach to and negotiation with landlords/homeowners, assistance with submitting rental applications and understanding leases, conducting the HUD habitability inspection that include lead based paint and rent reasonableness and provide tenant counseling.

Mediation

Provide mediation services between the individual/family and the owner or person(s) with whom the individual/family is living, provided that the mediation is necessary to prevent the individual/family from losing permanent housing in which the individual/family currently resides.

Financial Assistance**

Provide security deposits, rental application fees, utility deposits, utility payments, last month's rent, moving costs to housing owners, utility companies, and other third parties for costs on behalf of the individual/family. Financial Assistance for security deposits (including last month's rent), utility deposits and payments, rental application fees and moving costs.

Short-Term/Medium Term Tenant Based Rental Assistance (Eligible activity based on 24 CFR 576.106)**

Provide short-term rental assistance (up to 3 months of rent) or medium-term rental assistance (more than 3 months but not more than 24 months of rent) or payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

Note: There is a requirement of 1:1 matching funds for the ESG Program.

❖ Rapid ReHousing

<u>Funds Available</u>: (ESG Only)

Note: There is a requirement of 1:1 matching funds for the ESG Program.

<u>Key Activities – Program Description</u>

CDGA is seeking experienced non-profit community-based organizations to operate a program to provide individuals/families who are at risk of homelessness with short-term rental assistance, security deposits, housing stability case management, housing search and placement or mediation in order to maintain stable permanent housing.

Rapid Re-Housing assists a **HOMELESS** individual or family to move as quickly as possible into permanent housing and achieve stability in that housing. Homeless being defined in 24 CFR 576.2 or who meet the criteria under paragraph (4) of the "homeless" definition and live in an emergency shelter or other place described in paragraph (1) of the "homeless" definition.

<u>Eligible Activities under 24 CFR 576.105:</u>

<u>Housing Stability Case Management</u>

Provide services to individuals or families who resides in permanent housing or to assist an individual or family in overcoming immediate barriers to obtaining housing by assessing, arranging, coordinating, and monitoring the delivery of services to facilitate permanent housing stability in overcoming immediate barriers to obtain housing within 30 days during the period the participant is seeking permanent housing. The Case Management cannot exceed 24 months during the period the participant is living in permanent housing.

<u>Housing Search and Placement</u>

Provide services necessary to assist individuals or families in the following manner: locating, obtaining, and retaining suitable permanent housing that must include an assessment of housing barriers, needs, and preferences, a development of an action plan for locating housing, assistance with housing search, outreach to and negotiation with landlords/homeowners, assistance with submitting rental applications and understanding leases, conducting the HUD habitability inspection that include lead based paint and rent reasonableness and provide tenant counseling.

<u>Mediation</u>

Provide mediation services between the individual/family and the owner or person(s) with whom the individual/family is living, provided that the mediation is necessary to prevent the individual/family from losing permanent housing in which the individual/family currently resides.

Financial Assistance**

Provide security deposits, rental application fees, utility deposits, utility payments, last month's rent, moving costs to housing owners, utility companies, and other third parties for costs on behalf of the individual/family. Financial Assistance for security deposits (including last month's rent), utility deposits and payments, rental application fees and moving costs.

Short-Term/Medium Term Tenant Based Rental Assistance (Eligible activity based on 24 CFR 576.106)**

Provide short-term rental assistance (up to 3 months of rent) or medium-term rental assistance (more than 3 months but not more than 24 months of rent) or payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

❖ Domestic Violence Case Management and Legal Assistance

Funds Available: (CDBG funds Only)

Key Activities – Program Description:

CDGA is seeking experienced non-profit community-based organizations to provide individualized case management, legal assistance and other appropriate supportive services to those fleeing from domestic violence or other life threatening experiences.

Eligible Activities:

Case Management

Provide case management, legal assistance and other appropriate supportive services, to those fleeing from domestic violence or other life threatening experiences. Promoting personal safety, independence and self-reliance.

Legal Assistance
Provide professional assistance with the legal system, court process, injunctions and restraining orders for domestic violence victims. Conduct community awareness and violence prevention programs and related activities.

Certificación del Tamaño de Familia e Ingresos del Cliente de CDBG

Nombre de la agencia:

La siguiente información es necesaria porque somos una agencia financiada por el gobierno y estamos obligados a verificar los ingresos de los clientes a los que servimos.

EL TAMAÑO ACTUAL DE MI FAMILIA Y EL NIVEL DE INGRESOS SE INDICAN CON UN CÍRCULO A CONTINUACIÓN: (circule el número de miembros de su hogar y su nivel de ingresos). Los ingresos declarables incluyen sueldos, salarios, pensiones, manutención de menores, ingresos por alquiler e ingresos por inversiones de todos los individuos.

Certificación del Tamaño de la Familia e Ingresos

El actual nivel de mi ingreso familiar para el tamaño de mi familia se indica a continuación. Entiendo que esta información está sujeta a la verificación realizada por funcionarios gubernamentales autorizados. Cualquier declaración falsa o errónea serán motivo de terminación de las prestaciones/beneficios.

Límites de Ingreso: (***Vigentes a partir del 1 de junio del 2026)***

Número de Miembros del Hogar	**Extremo Bajo[1] Nivel de Ingresos**	**Muy Bajo[2] Nivel de Ingresos**	**Bajo[3] Nivel de Ingresos**	**No Bajo Moderado Nivel de Ingresos**
1	< $22,750	$22,751-37,950	$37,951-60,700	Over $60,700
2	< $26,000	$26,001-43,400	$43,401-69,400	Over $69,400
3	< $29,250	$29,251-48,800	$48,801-78,050	Over $78,050
4	< $32,500	$32,501-54,200	$54,201-86,700	Over $86,700
5	< $35,100	$35,101-58,550	$58,551-93,650	Over $93,650
6	< $37,700	$37,701-62,900	$62,901-100,600	Over $100,600
7	< $40,300	$40,301-67,250	$67,251-107,550	Over $107,550
8	< $42,900	$42,901-71,550	$71,551-114,450	Over $114,450

Nombre del Cliente:____ Fecha:_________
(Letra de molde)
Dirección:____

Firma del cliente:

Firma del Representante de la Agencia: ____
(Al firmar, el cliente declara que la información anterior es verdadera y correcta y entiende que la información proporcionada en este formulario estará sujeta a la verificación por parte de la Ciudad y el Departamento de Vivienda y Desarrollo Urbano de Estados Unidos).

[1] Nivel de Ingreso Extremo Bajo. Según la definición de HUD, este nivel de ingresos es igual o inferior al 30% del ingreso Medio del Condado.
[2] Nivel de Ingreso Muy Bajo. Según la definición de HUD, este nivel de ingresos está entre el 31% y el 50% del ingreso Medio del Condado.
[3] Nivel de Ingreso Bajo. Según la definición de HUD, este nivel de ingresos está entre el 51% y 80% del ingreso Medio del Condado.

CDBG Client Income Certification of Family Size & Income

Agency Name:

The following information is needed because we are a government-funded agency and they require that we verify the income of the clients that we serve.

MY CURRENT FAMILY SIZE AND INCOME LEVEL IS CIRCLED BELOW: (Circle the appropriate number in your household and income level). Reportable income includes wages, salaries, pensions, child support, rental income, and investment income from all individuals.

Certification of Family Size and Income

My current family income is the level shown below for my family size. I understand that this information is subject to verification by authorized government officials. Any false or misleading statements shall be grounds for the termination of benefits.

(Effective Date: June 1, 2026)

Number in Household	Extremely Low[1] Income Level	Very Low[2] Income Level	Low[3] Income Level	Non- Low Moderate-Income Level
1	< $22,750	$22,751-37,950	$37,951-60,700	Over $60,700
2	< $26,000	$26,001-43,400	$43,401-69,400	Over $69,400
3	< $29,250	$29,251-48,800	$48,801-78,050	Over $78,050
4	< $32,500	$32,501-54,200	$54,201-86,700	Over $86,700
5	< $35,100	$35,101-58,550	$58,551-93,650	Over $93,650
6	< $37,700	$37,701-62,900	$62,901-100,600	Over $100,600
7	< $40,300	$40,301-67,250	$67,251-107,550	Over $107,550
8	< $42,900	$42,901-71,550	$71,551-114,450	Over $114,450

Client Name:____ Date:_________
(Please Print)

Address:____

Client Signature:____

Signature of Agency
Representative:____

(By signing, the client verifies that the above information is true and correct and that he/she understands that the information listed on this form may be subject to verification by the City and the U.S. Dept. of Housing & Urban Development).

[1] Extremely Low Income Level. As defined by HUD, this income level is at or less than 30% of County Median income.
[2] Very Low Income Level. As defined by HUD, this income level is between 31% and 50% of County Median income
[3] Low Income Level. As defined by HUD, this income level is between 51% and 80% of County Median income

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) REQUIREMENTS

Community Housing Development Organization (CHDO) EXPERIENCE CERTIFICATION

Please attach signed copies for each staff or consultant whose experience should be considered for meeting the Experience/Capacity requirement. Resumes should also be attached.

Name

Mailing Address

Phone Number

Fax Number

Project Name

Project Location

Project Type (Homebuyer, Rental, etc.)

Date Completed

Funding Sources

Describe Role on Project

Project References:

Name	Address	Phone
Name	Address	Phone

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

AGENCY PROPERTY INVENTORY

List all currently owned properties completed and/or in progress

Property Address	Number of Units	Property Type (Homebuyer or Rental)	Completion Date	Lease/ Sale Date

Community Housing Development (CHDO)REQUIREMENTS

CHDO ROLES

A certified CHDO must own the HOME-eligible project when using funds from the 15 percent CHDO set-aside. A CHDO may serve in one of the following roles for several projects or it may undertake projects in which it combines roles, such as being both an owner and developer.

A. CHDO AS DEVELOPER

A CHDO is considered a developer when it either owns the property and develops the project or owns the property and oversees the development process that is contracted with a developer.

In the role of a CHDO developing Rental property, it must obtain financing and rehabilitate or construct the project. The CHDO must maintain ownership and maintain effective project control during the period of affordability.

In the role of a CHDO developing Homebuyer property, the CHDO must own and develop the project, arrange project financing, and remain in sole charge of the development process until it sells the property to an eligible homebuyer.

If the CHDO develops the property for an owner pursuant to a written or other agreement with the PJ, the CHDO is acting in the capacity of a subrecipient. CHDOs receiving funds as subrecipients cannot use the funds from the 15 percent CHDO set-aside for that particular project or service.

B. CHDO AS A SPONSOR

A CHDO may be a sponsor for both HOME-assisted rental housing and homebuyer housing. A CHDO sponsor must always obtain title to the project before the development phase begins.

For HOME-assisted rental housing - The CHDO is considered a sponsor when it develops a project that it solely or partially owns and agrees to convey ownership to a second nonprofit organization at a predetermined time. The conveyance may occur prior to or during development or upon completion of the development of the project. In this situation, the following requirements apply:

- HOME funds must be invested in the project owned by the CHDO sponsor. The CHDO sponsor must identify the particular nonprofit organization that will obtain ownership of the property prior to commitment of HOME funds. The second nonprofit must assume all HOME obligations (including repayment of loans and tenant and rent requirements) for the project from the CHDO at a specified time. If the property is not transferred to the nonprofit organization, the CHDO sponsor will remain liable for the HOME obligations.

- The nonprofit organization must be financially and legally separate from the CHDO sponsor. (The second nonprofit may have been created by the CHDO; nevertheless, it is a separate entity from the CHDO.) The CHDO must provide sufficient resources to the nonprofit organization to ensure the completion of the development and long-term operation of the project.
- New sponsorship role: Rental projects owned by a wholly owned subsidiary of the CHDO or a partnership of which the CHDO or its wholly owned subsidiary is the sole managing member or sole general partner. (CHDOs in LIHTC deals are always in this sponsorship role) The CHDO, or its wholly owned subsidiary, must be the sole general partner of a limited partnership or the sole managing member of a limited liability company.

For HOME-assisted homebuyer projects - The CHDO is considered a sponsor when it owns a property and then shifts responsibility for the project to another nonprofit at a specified time in the development process. The second nonprofit, in turn, transfers title, along with the HOME obligations and resale/recapture requirements, to a HOME-qualified homebuyer within a specified time frame. In this situation, the following requirements apply:

- The HOME funds must be invested in the property owned by the CHDO.
- The other nonprofit being sponsored by the CHDO must acquire the completed units or complete the rehabilitation or construction of the property. Upon completion of the rehabilitation or construction, the sponsored nonprofit is required to sell (transfer) the property, along with the HOME loan/grant obligations, to a qualified homebuyer. This sponsorship role could include a lease-purchase approach, whereby the sponsor would lease the property to a homebuyer for a period not to exceed two years. At the expiration of the lease, the sponsor must sell or transfer the property, along with the HOME loan/grant obligations, to the homebuyer. If the property is not transferred, the sponsored nonprofit retains ownership and all HOME rental requirements will apply.

C. CHDO AS AN OWNER

A CHDO is considered an owner of a property when it holds valid legal title or has a long-term leasehold interest (99-year minimum). The CHDO may be an owner with one or more individuals, corporations, partnerships, or other legal entities.

While a CHDO may be sole owner and have another entity act as developer, it can also be the owner and developer of its own project. The CHDO may own a property in partnership with either a majority or minority interest. However, the CHDO, in partnership with a wholly owned for profit or nonprofit subsidiary, must be the managing general partner with effective control (in decision making authority) of the project.

<u>Community Housing Development Organization Agency Board Certification Checklist</u>

CITY OF MILWAUKEE REQUEST FOR CHDO CERTIFICATION			
Agency:			
Address:			
City:	Milwaukee, Wisconsin	Zip:	
Contact:		Phone:	(414)

The information contained in this checklist refers to the definition of Community Housing Development Organization (CHDO) in Subpart A, Section 92.2 of the HOME Final Rule. ***<u>Please attach the supporting documentation referenced below</u>*** and submit to the Housing Program Officer assigned to your organization.

I. <u>LEGAL STATUS</u>

A. The nonprofit organization is organized under State or local laws, as evidenced by:

______ A Charter, OR
______ Articles of Incorporation.

B. No part of its net earnings inure to the benefit of any member, founder, contributor, or individual, as evidenced by:

______ A Charter, OR
______ Articles of Incorporation.

C. Has a tax exemption ruling from the Internal Revenue Service (IRS) under Section 501(c) of the Internal Revenue Code of 1986, as evidenced by:

______ A 501(c) Certificate from the IRS.

D. Has among its purposes the provision of decent housing that is affordable to low- and moderate-income people, as evidenced by a statement in the organization's:

______ Charter,
______ Articles of Incorporation,
______ By-laws, OR

______ Resolutions.
______ A HUD approved audit summary 1

II. CAPACITY

A. The nonprofit organization conforms to the financial accountability standards of current guidance found at 2 CFR Chapter 1, and Chapter II, Part 200, et. al., 24 CFR §92.505, and the following requirements, "Standards for Financial Management Systems," as evidenced by:

______A notarized statement by the president or chief financial officer of the organization;
______A certification from a Certified Public Accountant; OR
______A HUD approved audit summary.

B. Has a demonstrated capacity for carrying out activities assisted with HOME funds, as evidenced by:

______ Resumes and/ or statements that describe the experience of key staff members who have successfully completed projects similar to those to be assisted with HOME funds, OR
______ Contract(s) with consulting firms or individuals who have housing experience similar to projects to be assisted with HOME funds to train appropriate key staff of the organization, only allowed during first start - up year.

C. Has a history of serving the community where housing to be assisted with HOME funds will be used, as evidenced by:

______ Statement that documents at least one year of experience in serving the community, OR
______ For newly created organizations formed by local churches, service, or community organizations, a statement that documents that its parent organization has at least one year of experience in serving the community.

The CHDO or its parent organization must be able to show one year of serving the community from the date the participating jurisdiction provides HOME funds to the organization. In the statement, the organization must describe its history (or its parent organization's history) of serving the community by describing activities which it provided (or its parent organization provided), such as developing new housing, rehabilitating existing stock, and managing housing stock, or delivering non-housing services that have had lasting benefits for the community, such as counseling, food relief, or childcare facilities. The statement must be signed by the president of the organization or by a HUD-approved representative.

III. ORGANIZATIONAL STRUCTURE

A. Maintains at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations, as evidenced by the organization's:

______By-Laws,
______Charter, OR
______Articles of Incorporation.

Under the HOME Program, for urban areas, the term "community" is defined as one or several neighborhoods, a city, county, or metropolitan area. For rural areas, "community" is defined as one or several neighborhoods, a town, village, county, or multi-county area (but not the whole state).

B. Provides a formal process for low-income, program beneficiaries to advise the organization in all of its decisions regarding the design, siting, development, and management of all HOME-assisted affordable housing projects, as evidenced by:

______The organization's By-laws,
______Resolutions, OR
______A written statement of operating procedures approved by the governing body.

C. A CHDO may be chartered by a State or local government, however, the State or local government may not appoint: (1) more than one-third of the membership of the organization's governing body; (2) the board members appointed by the State or local government may not, in turn, appoint the remaining two-thirds of the board members; and (3) no more than one-third of the governing board members are public officials, as evidenced by the organization's:

______ By-Laws,
______ Charter, OR
______ Articles of Incorporation.

D. If the CHDO is sponsored or created by a for-profit entity, the for-profit entity may not appoint more than one-third of the membership of the CHDO's governing body and the board members appointed by the for-profit entity may not, in turn, appoint the remaining two-thirds of the board members, as evidenced by the CHDO's:

______ By-Laws,
______ Charter, OR
______ Articles of Incorporation.

IV. RELATIONSHIP WITH FOR-PROFIT ENTITIES

A. CHDO is not controlled, nor receives directions from individuals or entities seeking profit from the organization, as evidenced by:

______ The organization's By-laws, OR
______ A Memorandum of Understanding (MOU).

B. A CHDO may be sponsored or created by a for-profit entity, however:

(1) The for-profit entity's primary purpose does not include the development or management of housing, as evidenced by:

______ The for-profit organization's By-laws

AND;

(2) The CHDO is free to contract for goods and services from vendor(s) of its own choosing, as evidenced by the CHDO's:

______ By-Laws,
______ Charter, OR
______ Articles of Incorporation.

CHDO PROJECT MARKET ASSESSMENT

As a result of the FY2012 HOME Appropriations Law, and new Final Rule 2013, additional requirements were established for projects developed by CHDOs using HOME funds. One of them is the need to show that the neighborhood market conditions have been examined to ensure there is adequate need for the project. It applies to both homebuyer and rental projects where development is occurring.

If you are funded, you will be required to complete a market assessment using existing primary and secondary data sources. It can be used for homebuyer projects and rental projects that are 14 units or less (rental projects that are larger than 14 units should complete a more comprehensive market analysis).

Potential Data Sources:

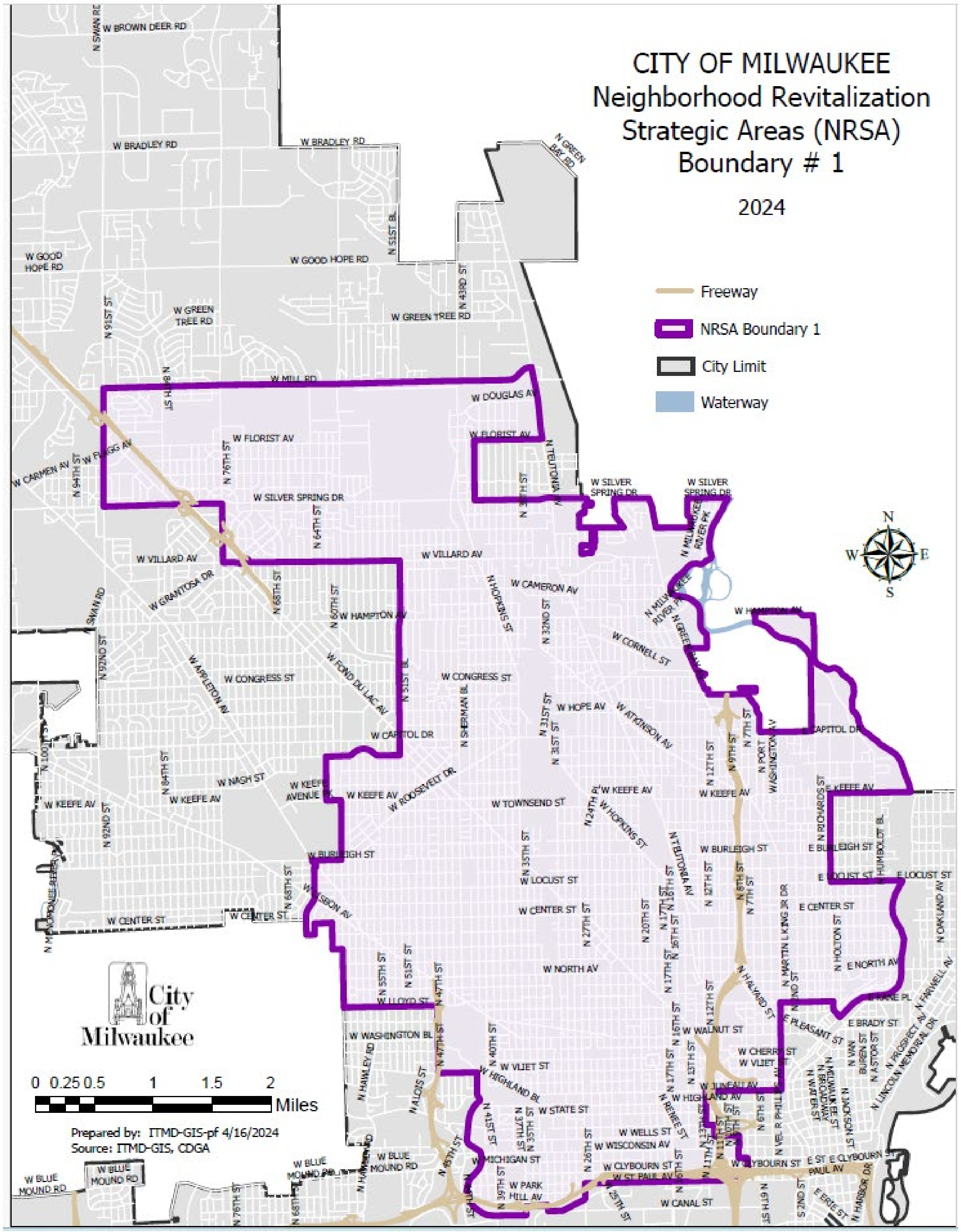
- HUD Consolidated Plan Data Sets: http://egis.hud.gov/cpdmaps/
  *CPD Maps Online Mapping & Data Tool includes data on housing and economic conditions, including demographic data, information about housing stock, other affordable housing, facilities and other assets by census tract, county or state.

- Census Data: www.census.gov
  *Click on Date, then American Fact Finder to start.

- Other Web Resources are available both locally and elsewhere.
  *MapMilwaukee, City of Milwaukee COMPASS (access at www.city.milwaukee.gov)

- Fieldwork
  *Neighborhood or site assessment, examination of competing properties.
  *Interviews and relationships with neighborhood and community organizations to determine project need.

Neighborhood Revitalization Strategic Area #1 (BOUNDARY)



Neighborhood Revitalization Strategic Area #2 (BOUNDARY)