

HOUSING ASSISTANCE

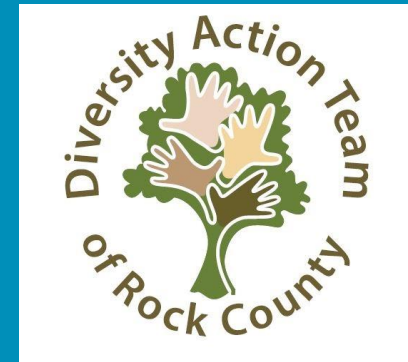
**THROUGH
COVID RELIEF**



TAKING A CLOSER LOOK AT
ROCK COUNTY
COMMUNITIES' USE OF
FEDERAL & STATE FUNDS
FOR AFFORDABLE
HOUSING & HOUSING
SERVICES

APRIL 21, 2022

6-7:30 PM



Thank you to our
program partners!

Hedberg
Public Library

YWCA Rock
County

Beloit NAACP
Branch #3251

UW-Madison,
Division of Ext.
Rock County

Janesville
League of
Women Voters

Legal Action of
Wisconsin

Community
Action, Inc.

JOB – Justice
Overcoming
Borders

Land Acknowledgement Statement

Provided by DAT Allies of Native
Nations Subcommittee

We would like to recognize that we are meeting on the ancestral lands of Native Nations. In Wisconsin, there are 11 federally recognized Native American sovereign nations and 1 seeking to regain federal recognition. We acknowledge these Indigenous communities who have stewarded this land through the generations, and pay respect to their elders past and present.

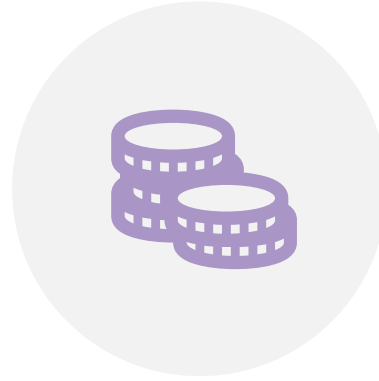
Zoom Etiquette

1. **Questions?** There will be time for Q&A after the presentation, so please write your questions in the “chat” portion of zoom.
2. **Stay muted!** In order to best hear our presenters, we need everyone to please stay muted. If you have any comments or questions during the presentation, feel free to share in the “chat” portion of zoom.
3. Automatic live transcription is available.
4. **Questions** during program can be submitted in chat; anonymous questions can be sent directly to Katie Udell in chat.
5. This session will be **recorded** and shared on HPL Youtube channel.
6. Thank you for joining us tonight!





MEET THE COMMUNITY



COVID FUNDING TO ASSIST IN AFFORDABLE
HOUSING & HOUSING SERVICES – MICHAEL
BASFORD & LAURA LAUX



ROCK COUNTY, CITY OF JANESVILLE
AND CITY OF БЕЛОIT RESPONSE

Program Overview

Lack of Affordable Housing A Rock County Perspective

State of Wisconsin Interagency Council on Homelessness

Housing Funding and
“Welcoming Wisconsin Home”
A Statewide Action Plan for Homelessness



Michael Basford

Director

State of Wisconsin Interagency Council on Homelessness

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Background
History on
Interagency
Council on
Homelessness
and
“Welcoming
Wisconsin
Home”

- **November 28, 2017:** 2017 Wisconsin Act 74 enacted – creating the Wisconsin Interagency Council on Homelessness. Act created by unanimous passage in the State Legislature and signed into law by then-Governor Walker.
- Per statute, the Council is made up by eight agency leaders, four representatives from federally-organized Continua of Care (Dane, Milwaukee, Racine, Balance of State) and chaired by the Governor or Governor’s representative.
- Meets once each quarter with a workgroup meeting twice each quarter to develop homelessness policy for Wisconsin state government.
- **February 2018:** Interagency Council on Homelessness begins meeting to create state government plan for homelessness.

Wisconsin
Homelessness
and Housing
Spending and
Pandemic
Response
2020-2022

- Created partnership between Wisconsin Emergency Management, the Red Cross, federal agencies, and Continuum of Care leaders to address issues from PPE distribution to COVID-19 testing and vaccination for individuals experiencing homelessness.
- March 26, 2020, Governor Tony Evers announced a 60-day moratorium on rental evictions and housing foreclosures.
- **Wisconsin Rental Assistance Program (WRAP):** Over \$28 million had been spent to assist over 14,000 households from June through November 2020.

Wisconsin
Homelessness
and Housing
Spending and
Pandemic
Response
2020-2022

- **Wisconsin Emergency Rental Assistance (WERA):** Started February 2021. Since then, nearly \$136 Million assisting over 35,000 households in 68 counties (Brown, Dane, Milwaukee and Waukesha Counties have their own emergency rental assistance funding). Included in this total, over 3,600 households in Rock County received rental assistance. The program is assisted with data from the Wisconsin Eviction Data Project to reach out to households that had evictions filed.

Wisconsin
Homelessness
and Housing
Spending and
Pandemic
Response
2020-2022

- **Emergency Solutions Grant (ESG-CV) and Community Development Block Grant (CDBG-CV):** \$32 Million in ESG-CV and \$12 Million in CDBG provided by the US Department of Housing and Urban Development were administered by State of Wisconsin to provide funding for projects and services such as new emergency sheltering, food pantry assistance, rental assistance, hotel vouchers, and other housing/homelessness supports.

Wisconsin
Homelessness
and Housing
Spending and
Pandemic
Response
2020-2022

- **Neighborhood Investment Fund:** Nearly \$92 Million provided through ARPA funds for 19 projects which will add at least 917 units of affordable housing and 50 emergency shelter beds.
- **Safe Shelter and Homelessness Grants (SSHG):** \$6 Million provided to shelter providers to increase capacity during the 21-22 and 22-23 winters to provide shelter for more people experiencing unsheltered homelessness. HUSCH Services of Rock County received nearly \$147,000 from this program.
- **Wisconsin Help for Homeowners:** \$92 Million available for homeowners to avoid foreclosure.

Wisconsin
Homelessness
and Housing
Spending and
Pandemic
Response
2020-2022

Upcoming Funding

- **HOME:** Nearly \$42 Million provided by HUD for non-entitlement areas in Wisconsin to provide affordable housing will be released later this year.



A Hand and a Home:
Foundations for Success
2019-2022 Statewide Action Plan

Wisconsin Interagency Council on Homelessness

“A Hand and a Home”

- Released November 28, 2018
- Included 33 action items organized around six themes
- Included \$3.75 Million in funding requests – representing the first funding increases in state homelessness programming in decades
- Funding requests included in Governor Evers’ 2019-2020 Executive Budget

Background
History on
Interagency
Council on
Homelessness
and
“Welcoming
Wisconsin
Home”

- 2019 – Spring, 2020: ICH and Workgroups reviewed themes and action items in “A Hand and a Home” plan
- Spring, 2020 – Spring, 2021: While putting hold on plan review to concentrate on pandemic response, workgroups reviewed agency programming
- Summer, 2020: Racial Equity Working Group formed to draft theme for new statewide plan focusing on racial equity
- Spring, 2021 – Winter, 2021: Workgroup develops new statewide plan



2021-2023

Welcoming Wisconsin Home

A Statewide Action Plan for Homelessness

State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness

“Welcoming Wisconsin Home”

- Adopted by ICH on December 8, 2021 and released February 28, 2022
- Included 44 action items organized around seven themes
- Included over \$12 Million in funding requests and \$58 Million increase in tax credits for affordable housing development – mirroring requests included in Governor Evers’ 2021-2022 Executive Budget



2021-2023
Welcoming Wisconsin Home
A Statewide Action Plan for Homelessness
State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness



“Welcoming Wisconsin Home”

Six Guiding Principles:

- 1) Housing is a human right
- 2) Ending homelessness as we know it in Wisconsin means creating conditions where any future instances of homelessness are rare, brief, and nonrecurring.
- 3) Housing is the lodestone for better outcomes throughout society.



2021-2023
Welcoming Wisconsin Home
A Statewide Action Plan for Homelessness
State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness



“Welcoming Wisconsin Home”

Six Guiding Principles:

- 4) For people experiencing homelessness in Wisconsin, the single greatest barrier to securing stable housing is the lack of affordable housing unit availability.
- 5) The goal of ending homelessness as we know it in Wisconsin is inextricable from the moral imperative to address the effects of a long history of racial disparities in the homelessness system and housing markets.

“Welcoming Wisconsin Home”

Six Guiding Principles:

- 6) The Council supports the principles of Housing First for all programs that serve people experiencing homelessness in Wisconsin.



2021-2023

Welcoming Wisconsin Home

A Statewide Action Plan for Homelessness

State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness





2021-2023
Welcoming Wisconsin Home
A Statewide Action Plan for Homelessness
State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness



“Welcoming Wisconsin Home”

Theme 1: Focusing on Equity

Including action items keeping Racial Equity Working Group active, using racial equity analysis framework to review state programs, collecting demographic data from agencies, and promoting home ownership

Theme 2: Investing for Success

Increasing funding for existing programs and creating new programming



2021-2023
Welcoming Wisconsin Home
 A Statewide Action Plan for Homelessness
 State of Wisconsin
 Interagency Council on Homelessness
 Action Plan for Homelessness



“Welcoming Wisconsin Home”

Theme 3: Improving Housing Access

Creating housing navigation program and new funding to bring more affordable housing units online

Theme 4: Increasing Housing Stability

Increasing funds for HPP, Skills Enhancement Program, Homelessness Case Management, Pursue federal sources for health/housing supports, landlord/tenant legislation, civil legal services, and increasing employment and income



2021-2023
Welcoming Wisconsin Home
 A Statewide Action Plan for Homelessness
 State of Wisconsin
 Interagency Council on Homelessness
 Action Plan for Homelessness



“Welcoming Wisconsin Home”

Theme 5: Using Data and Information

Creating report on pandemic and homelessness, expand use and sharing of HMIS data, develop state homelessness dashboard

Theme 6: Leveraging Our Resources

Increase funding for HAP, promote homeless preferences for HCV



2021-2023
Welcoming Wisconsin Home
A Statewide Action Plan for Homelessness
State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness



“Welcoming Wisconsin Home”

Theme 7: Expanding Community Partnerships

Study Social Impact Bonding, Expanding education efforts on homelessness, Create landlord/property manager workgroup, Include persons with lived experience, Create regional homelessness consortium with neighboring states



2021-2023
**Welcoming
Wisconsin
Home**
A Statewide Action Plan for Homelessness
State of Wisconsin
Interagency Council on Homelessness
Action Plan for Homelessness



“Welcoming Wisconsin Home”

- Included with the plan is a performance metrics section that details action steps, assigns responsibilities, targeting timelines, and measurable indicators of success
- The metrics will be reviewed for progress at every ICH quarterly and workgroup meeting



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COVID Funding to assist in Affordable Housing & Housing Services



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WERA – Wisconsin Emergency Rental Assistance Program

To be considered eligible for WERA applicants must have a current and complete 2022 energy assistance application. It is the Energy Assistance application that confirms income eligibility for rental assistance.

WERA can pay arrears and up to three months of forward rent. Applicants must recertify their income if additional assistance is needed.

<https://community-action.org/housing/rental-assistance-in-rock-and-walworth-counties/>





WERA – Wisconsin Emergency Rental Assistance Program

Since March 2021 WERA has provided rental and utility assistance to 34,329 households with \$132,906,888. These figures exclude Brown, Dane, Milwaukee and Waukesha Counties.

Nearly \$18 million has directly assisted 4,610 Rock & Walworth County renting households or 11,007 individuals remain in their homes.



COVID Funding to assist in Affordable Housing & Housing Services

WHH – Wisconsin Help for Homeowners

<https://doa.wi.gov/Pages/LocalGovtsGrants/Homeowner-Assistance.aspx#>

A statewide program for homeowners that can help with overdue bills such as mortgage payments, property taxes and utilities.

Program is open to Wisconsin homeowners with **overdue** housing-related bills, who meeting income and other eligibility requirements and have experienced a qualified economic hardship since January 21, 2020.



W I S C O N S I N

Help for Homeowners

COVID Funding to assist in Affordable Housing & Housing Services



WHH – Wisconsin Help for Homeowners

<https://doa.wi.gov/Pages/LocalGovtsGrants/Homeowner-Assistance.aspx#>

A statewide program for homeowners that can help with overdue bills like mortgage payments, property taxes and utilities.

Program is open to Wisconsin homeowners with overdue housing-related bills, who meeting income and other eligibility requirements and have experienced a qualified economic hardship since January 21, 2020.

COVID Funding to assist in Affordable Housing & Housing Services: HOME Funds

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U.S. Department of
Housing and Urban Development



ROCK COUNTY
WISCONSIN



Beloit
WISCONSIN



CITY OF JANESVILLE
Wisconsin's Park Place

HOME American Rescue Program (ARP)

- Overall Purpose is to provide assistance to:
 - Individuals who are homeless;
 - At-risk of homelessness;
 - Fleeing or attempting to flee domestic violence, dating violence, sexual violence, stalking or human trafficking; and
 - Others where services would prevent homelessness or serve those with the greatest risk to housing stability.
- Allocation = \$2,442,156. Expenditure deadline = 9/30/2030



U.S. Department of
Housing and Urban Development



ROCK COUNTY
WISCONSIN



CITY OF
Beloit
WISCONSIN



CITY OF JANESVILLE
Wisconsin's Park Place

Eligible Activities

Affordable Rental Housing

Tenant Based Rental Assistance

Non-Congregate Shelters

Supportive Services

- Child Care
- Education Services
- Housing Search/Counseling
- Legal Services
- Mental Health Services
- & More



ROCK COUNTY
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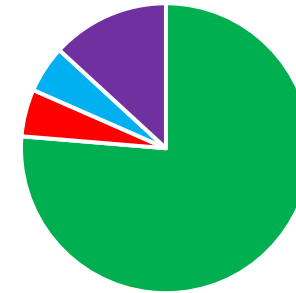


CITY OF JANESVILLE
Wisconsin's Park Place

Planning Actions to Date

- Public Consultation Process
 - Homeless Service Providers & Advocacy Groups (HITF, BATFOH)
 - Domestic Violence Service Providers
 - Veterans Groups
 - Public Housing Authorities
 - Public and Private Organizations that address
 - The needs of the qualifying populations
 - The needs of persons with disabilities
 - Fair Housing & Civil Rights
 - Affordable Housing Developers

GREATEST Unmet Need



- Affordable Rental Housing
- Direct Rent Assistance
- Emergency or Temporary Shelter
- Supportive Services



ROCK COUNTY
WISCONSIN



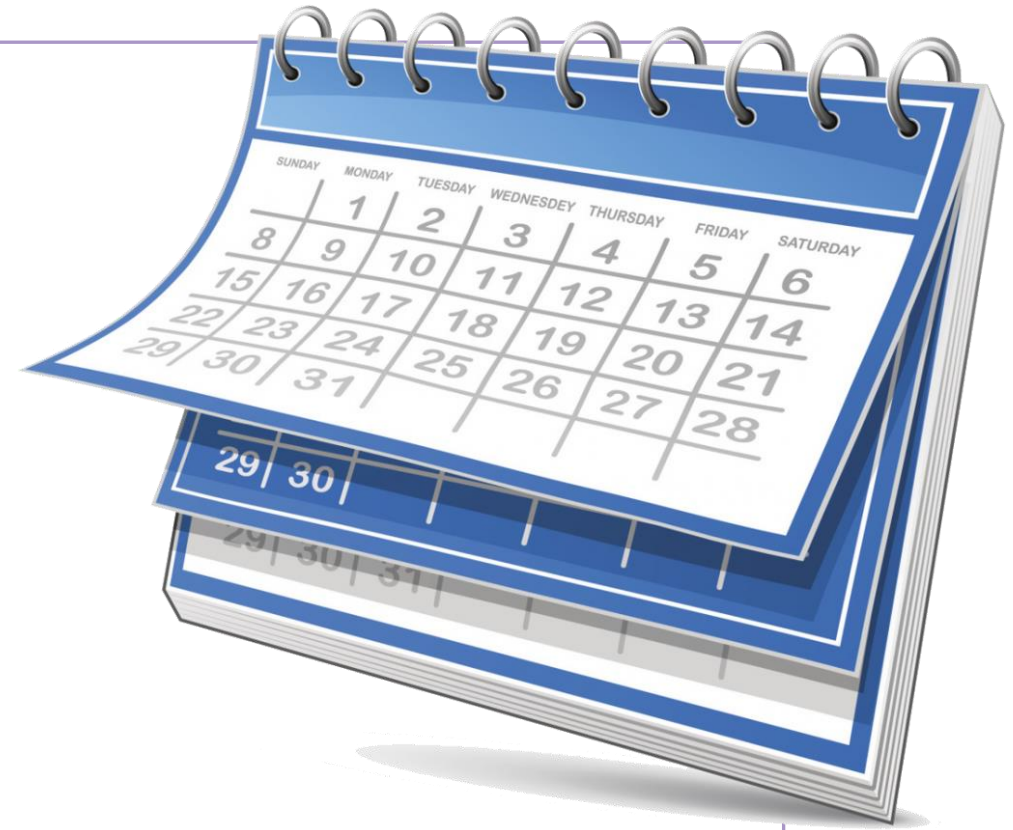
CITY OF
Beloit
WISCONSIN



CITY OF JANESVILLE
Wisconsin's Park Place

Next Steps

- April/May
 - Complete Needs Assessment
 - Identify County-wide Priorities
 - Develop Application Process
- June-July
 - Funding Application Period
- August
 - Develop Preliminary Allocation Plan
- Sept-November
 - Public Review & Approval Process



ROCK COUNTY
WISCONSIN



CITY OF
Beloit
WISCONSIN



CITY OF JANESVILLE
Wisconsin's Park Place

Community Response



Rock County

Andrew Baker, Director Rock County Land
Conservation Department, Planning &
Development Agency



City of Janesville

Douglas Marklein, City Council



City of Beloit

Teri Downing, Deputy Community Development
Director

Questions Posed to Communities:

1. Community population & Median Family Income
 - A. Average cost of housing / rent in community
2. Funding Decisions:
 - A. How much money did community receive for COVID relief from state and federal government?
 - B. How is municipality and county defining affordable housing?
 - C. Are any state or federal COVID relief funds being allocated for affordable housing and housing services? Any new or existing programs being utilized?
 - D. What is the timeline? When being built/how many people would be helped with this funding?
3. Brief update on community projects completed since Impediments to Fair Housing Study was completed in 2019.

Rock County Response

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Available During Q&A:

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District 27

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Kate Luster

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Rock County – Community Statistics – Data from Census Bureau

1. As of 2020, population of the County is 163,687
Excluding Janesville and Beloit; 61,415
2. Median household income is \$59,519 (2016-2020 Five Year Average)
3. Total of 69,436 housing units, approximately 68% being owner occupied
Median value of owner-occupied housing is \$146,200
4. Median gross rent is \$860 (2016-2020 Five Year Average)
5. Median monthly owner cost w/mortgage is \$1,276 (2016-2020 Average)
6. 9.3% of population is considered in poverty



Rock County – Funding Decisions

1. How much money did community receive thru state and federal COVID relief?

American Rescue Plan Act (ARPA) funding was \$31.7 million

Millions more in housing related relief from state and federal sources has been distributed via local non-profits

Additional HOME-ARPA Funds allocated to Consortium of Beloit, Janesville and the County – Addressed in other portions of this program



ROCK COUNTY
WISCONSIN

Rock County – Funding Decisions

2. Are any federal or state COVID relief funds being allocated for affordable housing and housing services? Any new or existing programs being utilized?

Important context to consider. Even though the COVID relief funds are wide ranging in terms of applicable eligible expenses, the County must consider other factors when making decisions on how to allocate funds.

Under Wisconsin Law, "a county board has only such powers as are expressly conferred upon it or necessarily implied from the powers expressly given or from the nature of the grant of power."

The most recent example of a Wisconsin Attorney General opinion on the matter (2017) concluded that a County Board was not authorized to appropriate money to nonprofit corporations for the purposes of running food pantries as the power to do so was not expressly delegated to counties, nor could it be implied in the Wisconsin Statutes.



Rock County – Funding Decisions

2. Are any federal or state COVID relief funds being allocated for affordable housing and housing services? Any new or existing programs being utilized? (Continued)

Tenant Legal Aid

\$148,000 annually allocated for 2022, 2023 and 2024

Contract with Legal Action of Wisconsin to provide free legal aid to low-income citizens facing eviction or other housing related insecurities

Staff attorney and part time assistant will have office space at ECHO in Janesville



ROCK COUNTY
WISCONSIN

Rock County – Funding Decisions

2. Are any federal or state COVID relief funds being allocated for affordable housing and housing services? Any new or existing programs being utilized? (Continued)

New Homelessness Prevention Coordinator created in the Human Services Dept

Funding approved starting April 1, 2022 through 2024

Focus on employment readiness resources and improved access to mental health and substance abuse treatment

Investment in long-term reduction in homelessness and access to affordable housing is viewed as more sustainable than funding short-term solutions which would end when ARPA funds are exhausted

Provides a hub for collaboration with local stake holders, which the County has not had in the past.



ROCK COUNTY
WISCONSIN

Rock County – Funding Decisions

2. Are any federal or state COVID relief funds being allocated for affordable housing and housing services? Any new or existing programs being utilized? (Continued)

Reserved ARPA Funds for Family Centered Transitional Housing Resources

Approved by County Board on March 10th, 2022

Investment of up to \$3,000,000

Family Services of Southern Wisconsin and Northern Illinois is currently working on a plan to build a new facility that would offer transitional living for up to 20 families which includes childcare, employment supports and links to other community services.

The allocation of County funds will generate support for other targeted fundraising and pursuit of grants and other funding sources.



ROCK COUNTY
WISCONSIN

Rock County – Funding Decisions

2. Are any federal or state COVID relief funds being allocated for affordable housing and housing services? Any new or existing programs being utilized? (Continued)

Reserved ARPA Funds for Initiative to Provide Resources to Help Alleviate Challenges of Homelessness

Approved by County Board on March 10th, 2022

Investment of up to \$3,000,000

Intended to be a tool for new Homelessness Prevention Coordinator to strengthen homelessness initiatives in all of Rock County

To be designed as a matching grant program

Dollar for dollar match generated by non-governmental entities or municipalities less than population of 8,000

One dollar match for every four dollars generated by municipalities over population of 8,000



Rock County – Update on Impediments to Fair Housing Study

1. Brief update on community projects completed since Impediments to Fair Housing Study was completed in 2019. – A review a portion of the Goals and Strategies

Provide financial support for affordable housing development

Housing Authority plans to provide \$300,000 in HOME funds for rehab of Edgerton Senior Apartments, which provides housing for elderly and disabled citizens (24 units – 2.5 million project)

Housing Authority plans to provide \$250,000 for the development of six units of “supportive” housing in Edgerton in partnership with ECO (Edgerton Community Outreach). Their new offices would be on the first floor and apartments on second and third



ROCK COUNTY
WISCONSIN

Rock County – Update on Impediments to Fair Housing Study

1. Brief update on community projects completed since Impediments to Fair Housing Study was completed in 2019. – A review a portion of the Goals and Strategies

Develop Eviction Reduction Strategy

As noted earlier, funding has been allocated for new staff Attorney and support staff for dedicated presence of Legal Action of Wisconsin in Rock County to assist with tenant related legal issues

Staff and members of the Housing Authority have been part of the Eviction Reduction Workgroup, which has a primary focus of modifying eviction procedures in the County

Suggestions have been drafted for review of Chief Judge Dillion with the help of Legal Action

The on-going pandemic has necessitated changes in court proceedings that have slowed the process because of being held remotely, but the Court Rules could be modified to help to avoid evictions that are tied to scheduling and procedures that can be viewed as unfair to tenants



ROCK COUNTY
WISCONSIN

City of Janesville Response

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City Council Member

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Available During Q&A:

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City of Janesville Housing & Income Statistics

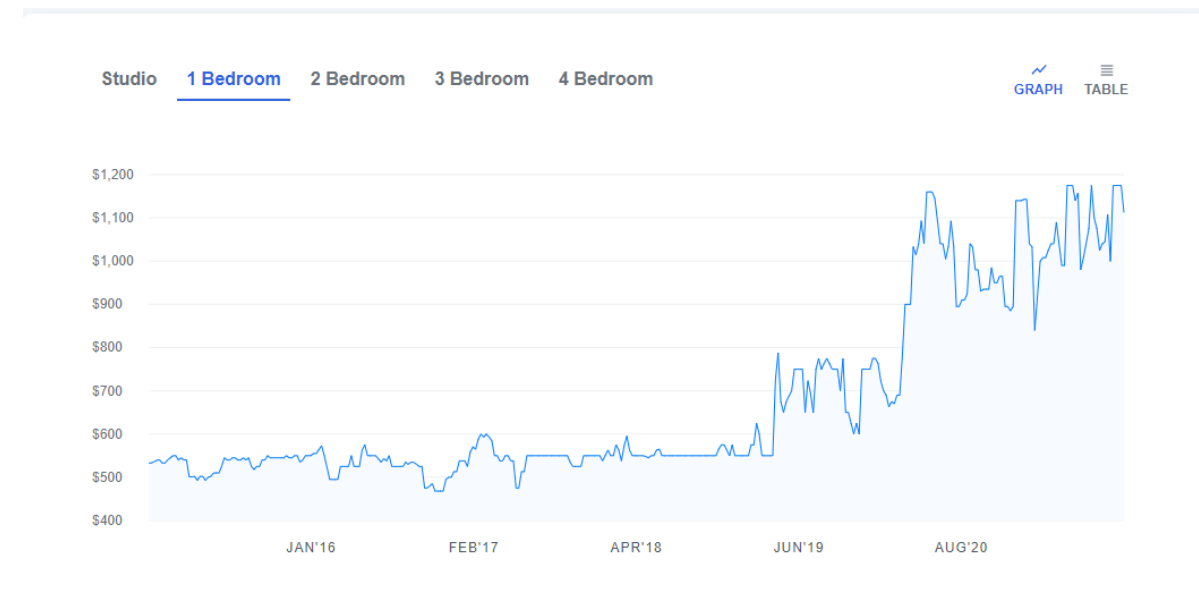


- ✦ Janesville Population = 65,615 (2020)
- ✦ Median Household Income = \$56,293
- ✦ Persons in Poverty = 11.5%
- ✦ Average Housing Cost for Homeowner w/Mortgage = \$1,221
- ✦ Average Housing Cost for Tenant/Renter = \$858

Source: [U.S. Census Bureau QuickFacts: Janesville city, Wisconsin](#), American Community Survey 5-year estimates (2015-19)

✦ Average 1 bedroom is \$1113 per month

- Need to make \$21.40/hr full-time to be considered affordable



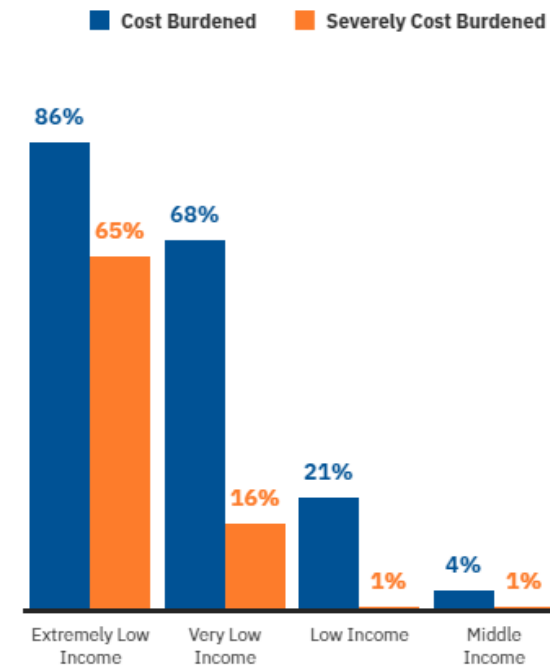
City of Janesville

Cost Burden & Affordability Statistics



- Those paying over 30% of gross income are considered cost burdened.
 - 21% of renter households (1,805 families)
 - 12% of owner households (2,060 families)
- Those paying over 50% are considered severely cost burdened.
 - 18% of renter households (1,570 families)
 - 7% of owner households (1,160 families)
- Total households experiencing cost burden.
 - 39% of renter households (3,375 families)
 - 19% of owner households (3,220 families)

Wisconsin
HOUSING COST BURDEN BY
INCOME GROUP



Source: NLIHC tabulations of 2019 ACS PUMS

City of Janesville COVID Relief Funding



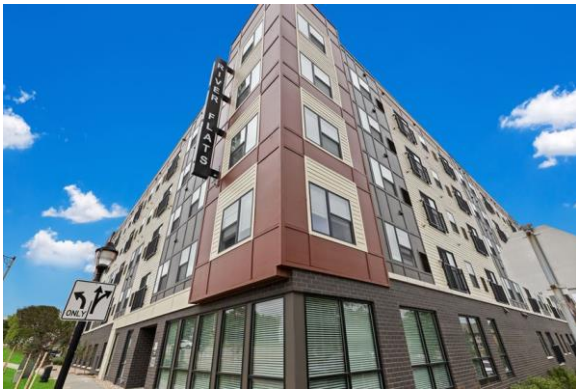
Funding Source	Funding Amount
Community Development Block Grant Coronavirus Aid, Relief and Economic Stability Funding (CDBG-CV)	\$286,421
Community Development Block Grant Coronavirus Aid, Relief and Economic Stability Funding (CDBG-CV2)	\$121,728
Community Development Block Grant Coronavirus Aid, Relief and Economic Stability Funding (CDBG-CV3)	\$265,573
Housing Choice Voucher Program (Rent Assistance) HCV-CARES	\$188,068
American Rescue Plan Act (ARPA)	\$11,686,560

City of Janesville COVID Funding Allocations



Funding Source	Funding Allocations	Accomplishments
CDBG-CV	\$89,596 Emergency Rental Assistance \$196,828 To Be Reallocated – Accepting Applications	47 Households Assisted TBD
CDBG-CV2	\$35,000 – Medical/Mental Health/Dental & Vax Clinics (HealthNet) \$33,396 – Emergency Motel Vouchers (ECHO) \$33,332 – Emergency Shelter Services (House of Mercy) \$20,000 – Teen Programming (Boys & Girls Club)	127 Individuals Assisted 20 Households & Counting 21 Households & Counting 380 Teens Supported
CDBG-CV3	\$204,500 - Emergency Motel Vouchers (ECHO & House of Mercy) \$15,000 – Emergency Shelter Services (House of Mercy) \$10,500 – Teen Programming (Boys & Girls Club) \$20,000 – Outdoor Gathering Space (Senior Center)	85 Households Assisted 23 Households Assisted New Programs Offered, 13 Teens & Counting 800 Seniors
HCV-CARES	Janesville Housing Authority to offset the increase in housing assistance cost per family and assist additional families	493 Households on Program
ARPA	Emergency Operations Plan, Replacing Lost Revenue, Water Main & Lead Service Replacements, Remote Work Provisions, Woodman’s Community Center Design, Pay it Forward Program	TBD

Existing Programs



Multi-Family Affordable Resources

- 🌲 HOME Investment Partnership Program (HOME) set aside for Affordable Multi-Family Housing-\$375,000
- 🌲 Community Development Block Grant (CDBG) set aside for Affordable Multi-Family Housing-\$100,000
- 🌲 Tax Incremental Financing - \$1.465 M

Other Programs

- 🌲 Homeowner Rehabilitation
- 🌲 Homebuyer's Assistance

City of Janesville Fair Housing Update



- ✦ Create & Preserve Affordable Housing
 - River Flats 92-unit affordable housing development
 - Conversations with additional developers is ongoing
 - Completed evaluation and roll out of a Housing Choice Voucher Homeownership Program
 - Continue to offer Homeowner Rehabilitation Program
 - Continue to offer Down Payment and Closing Cost Assistance Program
- ✦ Create a Strong Fair Housing Enforcement & Outreach Program
 - Updated Janesville's Fair Housing Ordinance
 - Increased Fair Housing Outreach Efforts
- ✦ Support County ARPA Funding for Tenant Legal Resources
- ✦ Facilitate an Eviction Reduction Workgroup
- ✦ Increase Access to Consumer Education through Partnerships



**EQUAL HOUSING
OPPORTUNITY**

City of Beloit Response

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Deputy Community Development Director

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City of Beloit Housing & Income Statistics



- City of Beloit Population = 36,966
- Median Household Income = \$46,989
- Persons in Poverty = 19.5%

(2020 ACS, 5-year Average)

City of Beloit

Cost Burden & Affordability Statistics



Cost Burden

52.8% of renter households have a housing cost burden (2020 AI, 2017 ACS)

30.4% of homeowners have a housing cost burden (2020 AI, 2017 ACS)

Rental Households

\$764/month = Median rental housing costs (2020 AI, 2017 ACS)

\$1,052/month = Average rent for a 3 bedroom apartment (Beloit Housing Demand Analysis, 2019 ACS)

Homeowner Households

\$1,030/month = Median ownership costs (2020 AI, 2017 ACS)

\$1,046/month = Median ownership costs (Beloit Housing Affordability Report, 2019 ACS)

City of Beloit

Cost Burden & Affordability Statistics



According to the Beloit Housing Affordability Report, and MLS Data:

- Average sales price of a single-family home in Beloit increased from \$126,296 during 2020 to \$144,970 during 2021, which represents a 14.8% increase.
- The average sales price of a single-family home in the City has increased 59% since 2017.

City of Beloit COVID Relief Funding



Funding Source	Funding Amount
Community Development Block Grant Coronavirus Aid, Relief and Economic Stability Funding (CDBG-CV1)	\$ 384,288
Community Development Block Grant Coronavirus Aid, Relief and Economic Stability Funding (CDBG-CV2)	\$ 163,321
Community Development Block Grant Coronavirus Aid, Relief and Economic Stability Funding (CDBG-CV3)	\$ 165,070
Public Housing Operating Fund (CARES)	\$ 64,178
Housing Choice Voucher Administrative Fees (CARES)	\$ 139,046
American Rescue Plan Act (ARPA)	\$ 15,218,991

City of Beloit

CDBG - COVID Relief Funding



Agency	Activity Funded	CV1	CV2	CV3	# Assisted**
Community Action	Eviction Prevention/Food Access	\$ 67,430			80
Community Action	Eviction/Homeless Prevention		\$ 78,321	\$ 20,000	50
Community Action	Emergency Food Access		\$ 20,000	\$ 10,070	18
Family Services	Motel Vouchers	\$ 10,000			38
Family Promise	Eviction Prevention/Motel Vouchers		\$ 30,000		18
HealthNet	Health Services Related to COVID-19	\$ 44,000			161
Legal Action	Legal Assistance to Prevent Eviction	\$ 66,000			61
NeighborWorks BR	Mortgage Assistance	\$ 20,000		\$ 25,000	TBD
Project 16:49	Health and Mental Health Services		\$ 10,000		TBD
WWBIC	Small Business Assistance	\$ 100,000		\$ 110,000	10
To Be Reprogrammed	TBD	\$ 76,858			TBD
** As of 4/5/2022	Totals	\$ 384,288	\$ 163,321	\$ 165,070	436

City of Beloit COVID Relief Funding



Funding Source	Funding Allocations	Accomplishments
PH- CARES	These funds were used to offset operating costs (mostly administrative costs/City billing). Any remaining funds were added to reserves.	131 Units
HCV-CARES	These funds were used to offset operating costs (mostly administrative costs/City billing). Any remaining funds were added to reserves.	452 Vouchers
ARPA	TBD	TBD

City of Beloit

Existing Programs



Affordable Rental

- **Beloit Housing Authority**
 - 131 Public Housing Units
 - Up to 598 Section 8 Vouchers
 - FSS and ROSS Programs
- **City Housing Rehab Loan Program**
 - Rental Rehab
 - Vacant Rehab– Single Family
- **Tax Increment Financing (TIF)**
 - Affordable Housing
 - TBD

Affordable Homeownership

- **HOME Investment Partnership Program**
 - Purchase Rehab Resale – Single Family
 - New Construction – Single Family
- **ACTS Housing – Single Family**
 - Vacant Tax Foreclosures
 - HBE, Rehab Construction
- **City Housing Rehab Loan Program**
 - Construction Loan - Deferred for 1 Year
 - Rehab – Deferred, Forgivable, Repayable based on income
- **NeighborWorks Down Payment Assistance (CDBG)**

City of Beloit

Impediments to Fair Housing - Progress



Goal 1: Create and Preserve Affordable Housing

- TIF Affordable Housing Funding
- Support ACTS Housing
- Engaged BATFoH, Developers, Local Officials in YIMBYism
- Continuing NRSA activities in CT 16 and 18

Goal 2: Create Strong Fair Housing Enforcement and Outreach Program

- Equal Opportunities Commission (EOC) approval of RFP for QFHO

Goal 3: Improve Tenant and Housing Provider Communications

- TBD via Qualified Fair Housing Organization (QFHO)

City of Beloit

Impediments to Fair Housing - Progress



Goal 4: Improve Public Transit

- Transit has been moved from DPW to Community Development Department
- Routes were completely modified in 2020, and further improved in 2021
- Additional study to be initiated in 2022

Goal 5: Develop an Eviction Reduction Strategy

- CDBG Funding to Legal Action of Wisconsin
- Participating in Eviction Reduction Workgroup

City of Beloit

Impediments to Fair Housing - Progress



Goal 6: Address Predatory Land Contracts

- TBD via Qualified Fair Housing Organization (QFHO)

Goal 7: Connect Underserved Populations w/Life-improving Opportunities

- Continuing support for programs with CDBG Funding
- Continuing additional Public Service funding through NRSA

April is Fair Housing Month!

Share Your Voice! Support Affordable housing Initiatives and Share Information with Others:

Reach out to your representatives to support affordable housing initiatives

- Rock County Board of Supervisors: <https://www.co.rock.wi.us/government/county-board-of-supervisors>
- City of Janesville City Council: citycouncil@ci.janesville.wi
- City of Beloit City Council: <https://www.beloitwi.gov/council>

Challenge NIMBYism – talk to your own circle and beyond about importance and support for affordable housing

Support living wages

What can I do?

Self-educate:

Suggested book: Evicted by Matthew Desmond

Donate financially or with your time to organizations working to assist individuals and families struggling to find affordable housing, below is a partial listing:

- ECHO: <https://echojanesville.org/help/>
- Community Action of Rock and Walworth Counties: <https://community-action.org/give/>
- Family Promise of Greater Beloit, Tammie King-Johnson: <https://familypromise.org/donate/>
- GIFTS Men's Shelter: <https://www.giftsshelter.org/>
- House of Mercy Homeless Shelter: <https://mercyhealthsystem.org/location/house-mercy-homeless-center/>
- Project 16:49: <https://project1649.org/donate/>
- YWCA Rock County: <https://www.ywcarockcounty.org/homepage/get-involved/>
- Edgerton Community Outreach: <https://edgertonoutreach.org/>
- Rock County Salvation Army: <https://centralusa.salvationarmy.org/rockcounty/>
- School District of Janesville
 - Carrie Kulinski, Families in Transition Coordinator: ckulinski@janesville.k12.wi.us
 - Donate with check written to "Homeless Donation Fund" to School District of Janesville
- School District of Beloit
 - Robin Stuht, Homeless Liaison: rstuht@sdb.k12.wi.us
 - Donate with check written to "SDB Homeless Education Fund"

What can I do? Youth Focus!

Self-educate: Learn more about what is available in your local community, especially about teens:

1. <https://project1649.org/> _
2. Local school district homeless liaisons: Robin Stuht (608) 361-3364 and Carrie Kulinski (608)751-7779
3. Evicted book youth resources: <https://www.nbm.org/wp-content/uploads/2019/06/Evicted-Teaching-Guide-2019.pdf> Many juvenile nonfiction books about youth and families experiencing homelessness; a couple fiction examples: The Double Life of Zoe Flynn or Bye, Bye Bali Kai. Remember to read critically.

Practice Service Learning: Youth make important contributions to their communities. Youth and adults should advocate for service learning. Get to know the group and their needs before deciding how to help. Such as:

1. Community organizations provide 'wish lists'. Before participating in a donation drive, check those lists. Talk to community organizations prior to beginning a project. If you need example questions, try this Plarn Mat Activity <https://4h.extension.wisc.edu/4h-resources/plarn-mats/>
2. COVID and Homelessness are examples of community health challenges. Start your own youth leadership initiative using Youth Advocates for Community Health <https://blogs.extension.wisc.edu/yach/>

Share your voice and encourage others do the same:

1. Homelessness and Poetry <https://www.learningforjustice.org/classroom-resources/lessons/homelessness-and-poetry>
2. Public Comment opportunities. For example, Each person interested in speaking to SDB gets 3 minutes. You can always get another community member to yield their 3-minutes if you need more time.
3. Community organizations ask for input from youth and adults on areas that intersect with eviction and homelessness. Participate! Here are contacts for you.
 1. Mental Health Subcommittee with HEAR Shari Farber Shari.Faber@co.rock.wi.us
 2. Sexual Violence Prevention.- Xandi Finn xfinn@jm4c.org

Thank you to the
Planning
Committee!

Michael Basford - State of Wisconsin
Interagency Council on Homelessness

Dorothy Harrell – NAACP Beloit
Chapter

Evon Mitchell – Janesville League of
Women Voters & DAT

Katie Udell – Diversity Action Team of
Rock County

Thank you for attending!

Next Steps/Announcements:

1. The recording of this program will be posted on the HPL YouTube Channel
2. Check the DAT website or partner Facebook pages for upcoming events and registration
3. Interested in being on the DAT 2022-23 program planning committee?
 - Email: Jeanne Carfora jcarfora92@gmail.com





DISAPPEARING WOMEN

how treaties and laws leave us vulnerable

4.25.22 AT 5:30PM
PLEASE REGISTER IN ADVANCE



COURAGEOUS CONVERSATIONS



IN PARTNERSHIP WITH ALLIES OF NATIVE NATIONS



DIVERSITY, EQUITY & INCLUSION IN ROCK COUNTY

THURSDAY, MAY 19, 6-7:30 P.M.

Upcoming Events