# Executive Summary

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

**1. Introduction**

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

Neenah is the second largest city in a larger metropolitan area (known as the Fox Cities) that had a 2020 population of 238,975.  The current population of the City is 27,913.  Neenah’s incorporated area is 9.66 square miles.

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

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

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

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

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

Public Services

Housing Development Activities

Economic Development Activities

Neighborhood Revitalization

Fair Housing and Planning

Program Administration

**3. Evaluation of past performance**

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

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

Citizen input was invited through a public hearing and a comment and application period. Community organizations were also consulted during this period regarding housing and community development needs.

**5. Summary of public comments**

Public comment will be summarized at the time of plan submission.

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

# The Process

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

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

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

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

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

Table 1 – Responsible Agencies

**Narrative**

**Consolidated Plan Public Contact Information**

Carol Kasimor

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Neenah WI 54956

920-886-6128

[ckasimor@neenahwi.us](mailto:ckasimor@neenahwi.us)

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

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

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

Citizen participation will be summarized at the completion of the planning process.

**Citizen Participation Outreach**

| **Sort Order** | **Mode of Outreach** | **Target of Outreach** | **Summary of**  **response/attendance** | **Summary of**  **comments received** | **Summary of comments not accepted and reasons** | **URL (If applicable)** |
| --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |

Table 4 – Citizen Participation Outreach

# Needs Assessment

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

**Summary of Housing Needs**

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

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

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

Overcrowding was not reported as a housing problem.

| **Demographics** | **Base Year: 2009** | **Most Recent Year: 2020** | **% Change** |
| --- | --- | --- | --- |
| Population | 25,780 | 26,085 | 1% |
| Households | 10,810 | 10,850 | 0% |
| Median Income | $54,134.00 | $59,778.00 | 10% |

Table 5 - Housing Needs Assessment Demographics

|  |  |
| --- | --- |
| **Data Source:** | 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year) |

**Number of Households Table**

|  | **0-30% HAMFI** | **>30-50% HAMFI** | **>50-80% HAMFI** | **>80-100% HAMFI** | **>100% HAMFI** |
| --- | --- | --- | --- | --- | --- |
| Total Households | 1,155 | 1,300 | 2,105 | 1,180 | 5,105 |
| Small Family Households | 255 | 300 | 625 | 365 | 2,785 |
| Large Family Households | 125 | 90 | 105 | 85 | 390 |
| Household contains at least one person 62-74 years of age | 225 | 325 | 625 | 280 | 915 |
| Household contains at least one person age 75 or older | 180 | 170 | 320 | 160 | 285 |
| Households with one or more children 6 years old or younger | 205 | 144 | 305 | 95 | 510 |

Table 6 - Total Households Table

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

**Housing Needs Summary Tables**

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

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 20 | 0 | 20 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 15 | 10 | 4 | 0 | 29 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 360 | 110 | 15 | 0 | 485 | 205 | 90 | 30 | 0 | 325 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 265 | 505 | 160 | 35 | 965 | 65 | 190 | 255 | 60 | 570 |
| Zero/negative Income (and none of the above problems) | 20 | 0 | 0 | 0 | 20 | 35 | 0 | 0 | 0 | 35 |

Table 7 – Housing Problems Table

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

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

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 375 | 125 | 45 | 0 | 545 | 205 | 90 | 30 | 0 | 325 |
| Having none of four housing problems | 465 | 750 | 900 | 405 | 2,520 | 110 | 330 | 1,130 | 770 | 2,340 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 8 – Housing Problems 2

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

3. Cost Burden > 30%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 150 | 210 | 25 | 385 | 40 | 60 | 65 | 165 |
| Large Related | 55 | 25 | 0 | 80 | 25 | 70 | 10 | 105 |
| Elderly | 194 | 205 | 115 | 514 | 165 | 125 | 160 | 450 |
| Other | 245 | 189 | 35 | 469 | 45 | 35 | 55 | 135 |
| Total need by income | 644 | 629 | 175 | 1,448 | 275 | 290 | 290 | 855 |

Table 9 – Cost Burden > 30%

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

4. Cost Burden > 50%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 20 | 20 | 30 | 45 | 0 | 75 |
| Large Related | 0 | 0 | 0 | 0 | 25 | 10 | 10 | 45 |
| Elderly | 104 | 85 | 15 | 204 | 105 | 40 | 10 | 155 |
| Other | 0 | 145 | 4 | 149 | 45 | 0 | 0 | 45 |
| Total need by income | 104 | 230 | 39 | 373 | 205 | 95 | 20 | 320 |

Table 10 – Cost Burden > 50%

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

5. Crowding (More than one person per room)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 4 | 10 | 24 | 0 | 38 | 0 | 0 | 0 | 0 | 0 |
| Multiple, unrelated family households | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 14 | 10 | 24 | 0 | 48 | 0 | 0 | 0 | 0 | 0 |

Table 11 – Crowding Information – 1/2

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

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

Table 12 – Crowding Information – 2/2

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

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

The City of Neenah currently does not have data on the number of single person households needing housing assistance.  However, information about housing cost burden greater than 30% and 50% of income is available by type of household.  Of elderly renter households with incomes up to 80% of median income, some of whom may be one person households, 490 report a housing cost burden of greater than 30%.  Of elderly households in the same income category, 270 report housing cost burdens greater than 50%.  “Other” renter households with income up to 80% of the median and had cost burdens over 30% were reported as 390 households, and 315 owner households in this category reported 30% cost burdens. Cost burdens of 50% were reported by 140 “other” renter households and 85 owner households.

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

The City of Neenah currently does not have data regarding the number and type of families who are disabled and in need of housing assistance, or are victims of domestic violence, dating violence, sexual assault and stalking.

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

The most common housing problems among owners and renters up to 100% of the median income were those having a housing cost burden greater than 30% of income; 740 of renter households and 595 owner households reported this problem.  In addition, 584 of renter households reported having a housing cost burden of greater than 50% of income, and 409 of owner households reported a housing cost burden of greater than 50%.  Of renter households, 40 reported having zero or negative income, while 45 owner households reported this problem.

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

Overcrowding was not frequently reported as a housing problem.

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

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

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

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

Households with one or more severe housing problems (684 renter and 455 owner) are at risk of becoming unsheltered.

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

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

Households with one or more severe housing problems (684 renter and 455 owner) are at risk of becoming unsheltered.

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

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

**Introduction**

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

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 850 | 145 | 29 |
| White | 770 | 145 | 19 |
| Black / African American | 25 | 0 | 0 |
| Asian | 10 | 0 | 0 |
| American Indian, Alaska Native | 4 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 25 | 0 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four housing problems are:

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

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

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 980 | 440 | 0 |
| White | 860 | 380 | 0 |
| Black / African American | 20 | 10 | 0 |
| Asian | 30 | 0 | 0 |
| American Indian, Alaska Native | 35 | 30 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 20 | 25 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four housing problems are:

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

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

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 530 | 1,345 | 0 |
| White | 480 | 1,230 | 0 |
| Black / African American | 15 | 4 | 0 |
| Asian | 0 | 10 | 0 |
| American Indian, Alaska Native | 30 | 55 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 30 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four housing problems are:

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

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

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 130 | 1,175 | 0 |
| White | 125 | 1,075 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 4 | 35 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 55 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four housing problems are:

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

**Discussion**

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

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

**Introduction**

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

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 695 | 300 | 29 |
| White | 625 | 290 | 19 |
| Black / African American | 25 | 0 | 0 |
| Asian | 10 | 0 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 25 | 0 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four severe housing problems are:

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

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

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 275 | 1,145 | 0 |
| White | 275 | 965 | 0 |
| Black / African American | 0 | 25 | 0 |
| Asian | 0 | 30 | 0 |
| American Indian, Alaska Native | 0 | 65 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 45 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four severe housing problems are:

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

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

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 150 | 1,730 | 0 |
| White | 150 | 1,555 | 0 |
| Black / African American | 0 | 20 | 0 |
| Asian | 0 | 10 | 0 |
| American Indian, Alaska Native | 0 | 85 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 30 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four severe housing problems are:

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

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

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 15 | 1,285 | 0 |
| White | 10 | 1,190 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 4 | 35 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 55 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

\*The four severe housing problems are:

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

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

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

**Introduction:**

**Housing Cost Burden**

| **Housing Cost Burden** | **<=30%** | **30-50%** | **>50%** | **No / negative income (not computed)** |
| --- | --- | --- | --- | --- |
| Jurisdiction as a whole | 8,310 | 1,535 | 1,080 | 35 |
| White | 7,760 | 1,340 | 1,020 | 19 |
| Black / African American | 35 | 35 | 25 | 0 |
| Asian | 160 | 34 | 10 | 0 |
| American Indian, Alaska Native | 130 | 75 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 200 | 30 | 15 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

## 

## NA-35 Public Housing – 91.205(b)

**Introduction**

The City of Neenah does not administer public housing or housing vouchers. Data includes Winnebago County Housing Authority residents.

**Totals in Use**

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

Table 22 - Public Housing by Program Type

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

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

**Characteristics of Residents**

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

Table 24 – Characteristics of Public Housing Residents by Program Type

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

**Race of Residents**

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

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

Table 25 – Race of Public Housing Residents by Program Type

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

**Ethnicity of Residents**

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

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

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

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

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

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

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

Nature and Extent of Homelessness has not been determined.

# Housing Market Analysis

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

**Introduction**

**All residential properties by number of units**

| **Property Type** | **Number** | **%** |
| --- | --- | --- |
| 1-unit detached structure | 7,390 | 65% |
| 1-unit, attached structure | 575 | 5% |
| 2-4 units | 1,200 | 11% |
| 5-19 units | 1,165 | 10% |
| 20 or more units | 940 | 8% |
| Mobile Home, boat, RV, van, etc | 15 | 0% |
| ***Total*** | ***11,285*** | ***100%*** |

Table 31 – Residential Properties by Unit Number

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

**Unit Size by Tenure**

|  | **Owners** | | **Renters** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| No bedroom | 4 | 0% | 85 | 2% |
| 1 bedroom | 115 | 2% | 1,025 | 25% |
| 2 bedrooms | 1,010 | 15% | 2,005 | 49% |
| 3 or more bedrooms | 5,665 | 83% | 935 | 23% |
| ***Total*** | ***6,794*** | ***100%*** | ***4,050*** | ***99%*** |

Table 32 – Unit Size by Tenure

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

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

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

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

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

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

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

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

The City's housing study (to be completed in 2025) is expected to specify types of housing needed for development.  However, rental housing affordable to low and moderate income households ("workforce housing") has been identified as a market demand.

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

**Introduction**

This information plus data included in the City's 2025 Housing Study is expected to be analyzed to determine specific housing needs.

**Cost of Housing**

|  | **Base Year: 2009** | **Most Recent Year: 2020** | **% Change** |
| --- | --- | --- | --- |
| Median Home Value | 132,400 | 144,200 | 9% |
| Median Contract Rent | 544 | 634 | 17% |

Table 33 – Cost of Housing

|  |  |
| --- | --- |
| **Data Source:** | 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year) |

| **Rent Paid** | **Number** | **%** |
| --- | --- | --- |
| Less than $500 | 940 | 23.2% |
| $500-999 | 2,705 | 66.7% |
| $1,000-1,499 | 350 | 8.6% |
| $1,500-1,999 | 30 | 0.7% |
| $2,000 or more | 29 | 0.7% |
| ***Total*** | ***4,054*** | ***100.0%*** |

Table 34 - Rent Paid

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

**Housing Affordability**

| **Number of Units affordable to Households earning** | **Renter** | **Owner** |
| --- | --- | --- |
| 30% HAMFI | 415 | No Data |
| 50% HAMFI | 1,600 | 480 |
| 80% HAMFI | 2,780 | 1,760 |
| 100% HAMFI | No Data | 2,613 |
| ***Total*** | ***4,795*** | ***4,853*** |

Table 35 – Housing Affordability

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

**Monthly Rent**

| **Monthly Rent ($)** | **Efficiency (no bedroom)** | **1 Bedroom** | **2 Bedroom** | **3 Bedroom** | **4 Bedroom** |
| --- | --- | --- | --- | --- | --- |
| Fair Market Rent | 0 | 0 | 0 | 0 | 0 |
| High HOME Rent | 0 | 0 | 0 | 0 | 0 |
| Low HOME Rent | 0 | 0 | 0 | 0 | 0 |

Table 36 – Monthly Rent

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

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

**Introduction**

Data from the 2025 Housing Study along with the following data will be analyzed further to refine recommendations.

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

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

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

**Condition of Units**

| **Condition of Units** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| With one selected Condition | 1,015 | 15% | 1,555 | 38% |
| With two selected Conditions | 0 | 0% | 35 | 1% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 5,780 | 85% | 2,465 | 61% |
| ***Total*** | ***6,795*** | ***100%*** | ***4,055*** | ***100%*** |

Table 37 - Condition of Units

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

**Year Unit Built**

| **Year Unit Built** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| 2000 or later | 980 | 14% | 475 | 12% |
| 1980-1999 | 1,155 | 17% | 925 | 23% |
| 1950-1979 | 2,825 | 42% | 2,025 | 50% |
| Before 1950 | 1,835 | 27% | 625 | 15% |
| ***Total*** | ***6,795*** | ***100%*** | ***4,050*** | ***100%*** |

Table 38 – Year Unit Built

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 CHAS |

**Risk of Lead-Based Paint Hazard**

| **Risk of Lead-Based Paint Hazard** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| Total Number of Units Built Before 1980 | 4,660 | 69% | 2,650 | 65% |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Housing Units build before 1980 with children present | 560 | 8% | 385 | 10% |

Table 39 – Risk of Lead-Based Paint

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present) |

**Vacant Units**

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

Table 40 - Vacant Units

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

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

**Introduction**

The City of Neenah does not own public or assisted housing.

**Totals Number of Units**

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

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

Table 41 – Total Number of Units by Program Type

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

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

**Introduction**

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

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

There is now a cold weather day shelter available at St. Paul's Lutheran Church.  The Neenah Police Department, Salvation Army, the St. Vincent dePaul Society and local churches provide vouchers, monetary assistance, and referrals for shelter and food.

**Facilities and Housing Targeted to Homeless Households**

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

Table 43 - Facilities and Housing Targeted to Homeless Households

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

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

Food -- The St. Vincent DePaul Society offers a food pantry at their store. St. Joseph's Food Pantry in Menasha offers assistance regardless of residency.  Hot meals are provided by Advocap to older adults through the meal sites in Neenah, with a donation requested.  Meals are available through the Community Table located at St. Thomas Episcopal Church in Menasha, and meals are also available at the Salvation Army in Appleton. The Meals on Wheels service offers special diet meals.

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

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

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

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

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

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

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

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

Services and facilities are specifically offered to homeless individuals, families, and veterans, and unaccompanied youth by Pillars and COTS.

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

**Introduction**

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

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

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

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

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

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

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

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

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

**Housing Choice**

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

**Housing Preservation**

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

**New Housing Development**

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

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

**Introduction**

**Economic Development Market Analysis**

**Business Activity**

| **Business by Sector** | **Number of Workers** | **Number of Jobs** | **Share of Workers**  **%** | **Share of Jobs**  **%** | **Jobs less workers**  **%** |
| --- | --- | --- | --- | --- | --- |
| Agriculture, Mining, Oil & Gas Extraction | 49 | 2 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 1,254 | 1,366 | 11 | 8 | -3 |
| Construction | 617 | 360 | 5 | 2 | -3 |
| Education and Health Care Services | 1,877 | 3,228 | 16 | 20 | 4 |
| Finance, Insurance, and Real Estate | 724 | 729 | 6 | 4 | -2 |
| Information | 270 | 118 | 2 | 1 | -1 |
| Manufacturing | 2,866 | 5,507 | 24 | 34 | 10 |
| Other Services | 494 | 797 | 4 | 5 | 1 |
| Professional, Scientific, Management Services | 1,121 | 1,797 | 9 | 11 | 2 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 1,463 | 1,302 | 12 | 8 | -4 |
| Transportation and Warehousing | 517 | 895 | 4 | 5 | 1 |
| Wholesale Trade | 554 | 266 | 5 | 2 | -3 |
| Total | 11,806 | 16,367 | -- | -- | -- |

Table 45 - Business Activity

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs) |

**Labor Force**

|  |  |
| --- | --- |
|  |  |
| Total Population in the Civilian Labor Force | 13,670 |
| Civilian Employed Population 16 years and over | 13,215 |
| Unemployment Rate | 3.32 |
| Unemployment Rate for Ages 16-24 | 6.53 |
| Unemployment Rate for Ages 25-65 | 2.40 |

Table 46 - Labor Force

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

| **Occupations by Sector** | **Number of PeopleMedian Income** |
| --- | --- |
| Management, business and financial | 2,505 |
| Farming, fisheries and forestry occupations | 355 |
| Service | 1,380 |
| Sales and office | 3,025 |
| Construction, extraction, maintenance and repair | 900 |
| Production, transportation and material moving | 990 |

Table 47 – Occupations by Sector

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 10,735 | 86% |
| 30-59 Minutes | 1,439 | 12% |
| 60 or More Minutes | 282 | 2% |
| ***Total*** | ***12,456*** | ***100%*** |

Table 48 - Travel Time

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| **Educational Attainment** | **In Labor Force** | |  |
| --- | --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 435 | 65 | 210 |
| High school graduate (includes equivalency) | 2,960 | 165 | 815 |
| Some college or Associate's degree | 3,555 | 50 | 770 |
| Bachelor's degree or higher | 3,990 | 45 | 490 |

Table 49 - Educational Attainment by Employment Status

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

Educational Attainment by Age

|  | **Age** | | | | |
| --- | --- | --- | --- | --- | --- |
| **18–24 yrs** | **25–34 yrs** | **35–44 yrs** | **45–65 yrs** | **65+ yrs** |
| Less than 9th grade | 20 | 35 | 20 | 30 | 60 |
| 9th to 12th grade, no diploma | 345 | 145 | 95 | 380 | 130 |
| High school graduate, GED, or alternative | 575 | 980 | 785 | 2,180 | 1,685 |
| Some college, no degree | 615 | 885 | 585 | 1,265 | 615 |
| Associate's degree | 60 | 390 | 450 | 800 | 355 |
| Bachelor's degree | 125 | 1,125 | 730 | 1,420 | 705 |
| Graduate or professional degree | 0 | 245 | 375 | 630 | 375 |

Table 50 - Educational Attainment by Age

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

Educational Attainment – Median Earnings in the Past 12 Months

| **Educational Attainment** | **Median Earnings in the Past 12 Months** |
| --- | --- |
| Less than high school graduate | 21,219 |
| High school graduate (includes equivalency) | 31,445 |
| Some college or Associate's degree | 38,632 |
| Bachelor's degree | 46,667 |
| Graduate or professional degree | 68,578 |

Table 51 – Median Earnings in the Past 12 Months

|  |  |
| --- | --- |
| **Data Source:** | 2016-2020 ACS |

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

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

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

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

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

The City has seen changes in the west edge of the central business district (Gateway Redevelopment Area) and the South Commercial Street area. Planning, blight elimination, environmental improvements, and development projects are being undertaken which should positively impact job and business growth opportunities. Business and infrastructure support will continue to be needed.

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

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

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

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

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

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

## MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

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

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

**Geographic Area**

**General Allocation Priorities**

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

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

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

**Introduction**

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

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 200,000 | 30,000 | 0 | 230,000 | 920,000 |  |

Table 55 - Anticipated Resources

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

No matching funds are required.

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

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

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

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

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

| **Responsible Entity** | **Responsible Entity Type** | **Role** | **Geographic Area Served** |
| --- | --- | --- | --- |
| City of Neenah | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services | Other |

Table 56 - Institutional Delivery Structure

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

Strengths in the delivery of programs and services include the working relationship between organizations.  Referrals are made between agencies in order to better utilize the resources each of the agencies may have and to avoid duplication.  The Fox Cities Housing Coalition advocates for and coordinates housing services in the area, and the United Way Financial Stability Impact Committee addresses and funds programs meeting basic needs.

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

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

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

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

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

Table 57 - Homeless Prevention Services Summary

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

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

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

Connections are being made by shelters for the increasing numbers of persons needing specialized physical and mental health and substance use disorder care.

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

Continuum of care service providers utilize a system that enables better entry to and referral within the system for homeless persons and those at-risk of homelessness.

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

**Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Public Services | 2025 | 2029 | Non-Housing Community Development |  |  | CDBG: $150,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted   Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted |
| **2** | Housing Development | 2025 | 2029 | Affordable Housing |  |  | CDBG: $250,000 | Rental units rehabilitated: 5 Household Housing Unit   Homeowner Housing Rehabilitated: 25 Household Housing Unit   Direct Financial Assistance to Homebuyers: 5 Households Assisted |
| **3** | Economic Development | 2025 | 2029 | Economic Development |  |  | CDBG: $200,000 | Facade treatment/business building rehabilitation: 3 Business   Jobs created/retained: 5 Jobs   Businesses assisted: 2 Businesses Assisted |
| **4** | Neighborhood Revitalization | 2025 | 2029 | Non-Housing Community Development |  |  | CDBG: $200,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3 Facilities Assisted |
| **5** | Fair Housing | 2025 | 2029 | Fair Housing |  |  | CDBG: $60,000 | Other: 5 Other |
| **6** | Planning and Program Administration | 2025 | 2029 | Planning and Program Administration |  |  | CDBG: $150,000 | Other: 5 Other |

Table 58 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Public Services |
| **Goal Description** | Basic needs services |
| **2** | **Goal Name** | Housing Development |
| **Goal Description** | Development of housing available to low and moderate income households. |
| **3** | **Goal Name** | Economic Development |
| **Goal Description** | Commercial facade improvements and small business development. |
| **4** | **Goal Name** | Neighborhood Revitalization |
| **Goal Description** | Low/mod income area improvements. |
| **5** | **Goal Name** | Fair Housing |
| **Goal Description** | Fair housing information and education, investigative services and technical assistance. |
| **6** | **Goal Name** | Planning and Program Administration |
| **Goal Description** | Planning and CDBG program administration. |

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

NA

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

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

There is no Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

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

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

No

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

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

**Barriers to Affordable Housing**

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

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

**Housing Choice**

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

**Housing Preservation**

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

**New Housing Development**

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

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

**Housing Choice**

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

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

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

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

**Housing Preservation**

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

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

**New Housing Development**

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

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

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

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

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

Strategic plan goals include support of shelter and service organizations such as Pillars Inc. and Christine Ann Domestic Abuse outreach and assessment services to homeless persons.

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

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

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

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

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

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

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

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

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

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

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

The extent of lead poisoning has not been determined.

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

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

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

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

 The City's goal to assist very low income households with rehabilitation grants and loans is an effort to reduce the number of households with incomes below the poverty line.  The City is also proposing to provide Community Development Block Grant funds to assist and coordinate with non-profit organizations to provide housing and/or services to very low income residents through the Metropolitan Milwaukee Fair Housing Council, Christine Ann Domestic Abuse Services, Advocap Nutrition Program,  Pillars Inc., Reach Counseling Services, and LEAVEN Inc.

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

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

## SP-80 Monitoring – 91.230

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

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

# Expected Resources

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

**Introduction**

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

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 200,000.00 | 30,000.00 | 0.00 | 230,000.00 | 920,000.00 |  |

Table 59 - Expected Resources – Priority Table

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

No matching funds are required. CDBG funds leverage additional private funds in most public service, housing and economic development projects.

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

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

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The Annual Action Plan allocates an estimated $200,000 in 2025 CDBG funds. Additional program income funds also will be utilized for 2025 projects and activities.

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

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

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **DRAFT 2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM - FINAL FUNDING CONTINGENT ON GRANT AWARD AND PROGRAM INCOME** | | | | | | | | | |
|  | **Public Services** |  |  |  |  |  |  |  |  |  |
|  | **Activity** |  | **Funding Request** |  | **2025 Proposed  Funding** |  | **Description** |  | **2024 Funding** |  |
| 1 | Christine Ann Domestic Abuse Services - CADAS |  | **$20,000** to provide services that address physical safety, basic needs, healing from trauma, connections to community resources, and prevention of further abuse, injury, and death due to domestic abuse. |  | $7,000 |  | CADAS is committed to empowering individuals and families through education, safety and support, and leading our community to reduce the incidents and the effects of domestic abuse and dating violence. http://www.christineann.net |  | $7,000 |  |
| 2 | Advocap Nutrition  Program |  | **$20,000** to assist in providing meals to  low income seniors and frail elderly persons at 1 congregate meal site and with home delivered meals. |  | $7,000 |  | The Nutrition Program aims to promote health by providing nutritious and affordable meals, reducing hunger, creating opportunities for social interaction, and helping seniors remain independent in their homes and communities. https://www.advocap.org/food-nutrition.html |  | $7,000 |  |
| 3 | Pillars, Inc.  (formerly Homeless Connections) |  | **$10,000** to provide shelter services at the Adult and Adult and Family Shelters, Resource Center services, and case management services for Neenah residents experiencing homelessness. |  | $7,000 |  | From homelessness to coming home, Pillars provides shelter, support and solutions to address the housing needs in our community.All Pillars programs aim to ensure every person has a place to call home. http://pillarsinc.org |  | $7,000 |  |
| 4 | Reach Counseling  Services |  | **$6,000** to provide sexual assault counseling services at a a reduced fee to qualified Neenah residents. |  | $6,000 |  | Reach Counseling Services is a sexual assault service provider for children and adults that offers culturally responsive outreach, prevention education, victim advocacy, trauma counseling, and sex offender treatment. https://reachcounseling.com |  | $6,000 |  |
| 5 | LEAVEN Inc. -  Limited Emergency Assistance Valley  Ecumenical Network |  | **$5,000** to provide emergency financial, referral and service coordination assistance to City of Neenah residents with housing issues. |  | $4,000 |  | LEAVEN's stabilizes and empowers people in financial crisis by providing financial assistance, resource coordination and case management to address their near-term and long-term basic needs. https://www.leavenfoxcities.org/ |  | $4,000 |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 6 | **Total Public  Service Funds** |  |  |  | **$31,000** |  | Cap of 15% of grant plus program income. Allocations may be adjusted based on final program income amounts. |  | $31,000 |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  | **Housing and Economic Development** | | |  |  |  |  |  |  |  |
|  | **Activity** |  | **Funding Request** |  | **2025 Proposed  Funding** |  | **Description** |  | **2024  Funding** |  |
| 7 | Façade Improvement and Design Assistance  Program |  | Program offers matching grants to commercial property owners for the restoration and improvement of building facades. |  | $20,000 |  | Funds are provided in conjunction with private investment dollars (up to $10,000 on a matching basis) to stimulate capital reinvestment, property improvement, tax base enhancement, and job creation. |  | $20,000 |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 8 | Property Acquisition and Redevelopment Activities |  | Funding for acquisition, demolition, rehabilitation, development, site and/or infrastructure improvements and economic development. |  | $70,000 |  | Purpose of the program is to remove deteriorated structures where necessary and assist with revitalization and redevelopment efforts. Projects developed through housing organizations such as Greater Fox Cities Habitat for Humanity, Pillars, Inc. and Rebuilding Together Fox Valley may also be considered in this category. |  | $70,000 |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 9 | Neighborhood  Improvements |  | Assistance for upgrades to neighborhoods and neighborhood facilities such as parks. |  | $37,000 |  | Improvements for purposes of assistance to low and moderate income neighborhoods. |  | $39,258 |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 10 | **Total Housing and Economic Funds** |  |  |  | **$127,000** |  |  |  | $129,258 |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  | **Planning and Administration** |  |  |  |  |  |  |  |  |  |
|  | **Activity** |  | **Funding Request** |  | **2025 Proposed  Funding** |  | **Description** |  | **2024 Funding** |  |
| 11 | Fair Housing Center of Northeast Wisconsin |  | **$14,015** to provide services to  households encountering discrimination in the housing market, and to provide  technical assistance to housing  providers and the City of Neenah. |  | $12,000 |  | The prevention of housing discrimination and the enforcement of fair housing law ensures that housing is available to low and moderate income households and racial/ethnic minorities and other protected classes.   http://www.fairhousingwisconsin.com/ |  | $12,000 |  |
| 12 | Planning and Program  Administration |  | Assist with costs of planning and administering the CDBG program. |  | $30,000 |  | Planning, staff salaries and program expenses are funded through the CDBG program. |  | $30,000 |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 13 | **Total Planning and  Administration Funds** |  |  |  | **$42,000** |  | Cannot exceed cap of 20% of grant plus program income. |  | $42,000 |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  | **Programs funded with previous years' Community Development Block Grant program repayments** | | | | | | |  |  |  |
|  | **Activity** |  |  |  | **2025 Proposed  Funding from 2024 repayments** |  | **Description** |  |  |  |
| 14 | Small Business /Microenterprise Loan Program |  | $0 estimated in repayments during the previous year. |  | $0 |  | Program provides low cost, fixed rate  financing to small growing companies that are creating new jobs in Neenah. |  |  |  |
| 15 | Housing Rehabilitation/ Homebuyer Assistance Program |  | $10,000 estimated in repayments during the previous year. |  | $10,000 |  | Ongoing program assists low and  moderate income homeowners with  basic structural and mechanical  repairs. Homebuyer program assists low and moderate income households to purchase homes in the City of Neenah. Winnebago County Housing Authority was contracted to provide homebuyer education and project management, and the City of Neenah provides downpayment, closing cost and housing rehabilitation assistance. |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 16 | **Total Estimated Program Repayments** |  |  |  | **$10,000** |  | Estimated Housing Rehabilitation, Small Business and Homebuyer assistance repayments from 2023 program year. |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 17 | **Total Estimated 2025 Community Development Block Grant** |  |  |  | **$200,000** |  |  |  | $200,000 |  |

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

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

Public service assistance will be directed to all areas of the City during the next year, and development projects will likely have sites in Census Tracts 31, 32, 33, 34, 35, and 37.01.

**Geographic Distribution**

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

Table 62 - Geographic Distribution

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

Public services assist residents from all areas of the City, based on their needs and income qualifications. Most projects involving blight elimination, housing rehabilitation, acquisition for new housing development, acquisition and renovation of low income rental housing, and economic development projects will be developed in Census Tracts 31, 32, 33, 34, 35 and 37.01, areas occupied by greater numbers of low-income and minority concentration.

# Affordable Housing

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

**Introduction**

The City primarily undertakes development of affordable housing through the rehabilitation of existing units and the development or redevelopment of units with subrecipients.

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless | 0 |
| Non-Homeless | 7 |
| Special-Needs | 0 |
| Total | 7 |

Table 64 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** | |
| --- | --- |
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 6 |
| Acquisition of Existing Units | 1 |
| Total | 7 |

Table 65 - One Year Goals for Affordable Housing by Support Type

**Discussion**

Affordable housing is expected to be supported through the rehabilitation of existing units, and the acquisition of property and development of a new unit or acquisition of an existing unit, rehabilitation and resale to a low/moderate income household.

## AP-60 Public Housing – 91.220(h)

**Introduction**

Public housing is owned and managed in the City of Neenah by the Winnebago County Housing Authority.

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

No actions are planned during the next year on the part of the City of Neenah to address the needs of public housing.

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

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

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

Winnebago County Housing Authority is not designated as troubled.

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

**Introduction**

The support of emergency shelter, transitional housing, permanent housing, domestic abuse shelter and prevention of homelessness is undertaken primarily through the funding of subrecipients in the Fox Cities area and Winnebago County.

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

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

The City of Neenah funds Pillars, Inc. for the purpose of outreach and needs assessment of persons experiencing homelessness.

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

Pillars Inc. and CADAS estimate that 150 persons experiencing homelessness from Neenah will be served with shelter and services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

**Discussion**

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

**Introduction:**

The City of Neenah Comprehensive Plan was developed in 2016 and 2017 and adopted in 2017. Amendments were made from 2020 - 2022, and the plan was further updated in 2024. The Housing Chapter provides information and recommendations for the exisiting housing stock and future housing development.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The following recommendations are included in the Comprehensive Plan:

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

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

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

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

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

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

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

H 3.2.1: Create neighborhood plans for undeveloped land.

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

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

Other actions to address housing and community development needs will be undertaken, including those to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families, develop the institutional structure, and enhance coordination between public and private housing and social service agencies.

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

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

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

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

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

During the 2025 program year, we will work with the Winnebago County Health Department to provide information and resources to community residents about lead-based paint hazards.

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

The 2025 Action Plan proposes to fund public services that will assist poverty level households with domestic abuse shelter and services, homeless shelter and services, older adult nutrition services, sexual abuse counseling services, and emergency financial assistance and referral services.

**Actions planned to develop institutional structure**

In 2025, we will continue to review policies and procedures for the housing rehabilitation program to determine if any changes need to be made for better program delivery.

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

To enhance coordination between public and private housing, health, and social service agencies, the City of Neenah will participate in the United Way Financial Stability Impact Committee.

# Program Specific Requirements

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

**Introduction:**

Program income including revolving funds is estimated to be $30,000 for the 2025 program year.

The estimated percentage of 2025 funds that directly benefit low and moderate households is 70%.

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

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

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

|  |  |
| --- | --- |
|  | |
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **30,000** |

**Other CDBG Requirements**

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

|  |  |
| --- | --- |
|  |  |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

The three year period of 2024, 2025, and 2026 will be used to determine a minimum overall benefit of 70% of CDBG funds to persons of low and moderate income.