



136 North Monroe Street, Waterloo, Wisconsin 53594-1198  
Phone (920) 478-3025  
Fax (920) 478-2021

-- PUBLIC MEETING NOTICE --  
**CITY OF WATERLOO**  
**COMMUNITY DEVELOPMENT AUTHORITY**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and to the news media, that a meeting will be held to consider the following:

**DATE: July 15, 2014**

**TIME: 6:30 p.m.**

**LOCATION: Municipal Building, 136 N. Monroe Street (room location to be assigned)**

1. Roll Call And Call To Order
2. Approval Of The Past Unapproved Meeting Minutes
3. Citizen Input
4. Unfinished Business
  - a. 203 East Madison Street – Concept Planning With McKay Nursery
  - b. Find Your Path Here 2.0 / Additional Discussion
5. Future Agenda Items And Announcements
6. Adjournment

Mo Hansen  
Clerk/Treasurer

CDA MEMBERS -- Please call 920-478-3025 if you are unable to attend.

Community Development Authority Members: Stinnett, Ziaja, Freund, Strasser, Thurnbauer and Norton with one vacancy  
Posted, Mailed and E-mailed: July 9, 2014

Please note: it is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

## City Hall

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**From:** City Hall [cityhall@waterloowi.us]  
**Sent:** Thursday, July 10, 2014 8:16 AM  
**To:** Angie Stinnett; City of Waterloo, Mayor; inthedeforhim@yahoo.com; Keri Sellnow; Laurie Freund; mstrass@uwhpwatertown.com; Rory Thurnbauer; Waterloo Clerk/Treas Office; Ziaja, Matt  
**Cc:** bspringr@charter.net; jeni@highenergydj.com; Lindsay Reynolds ; Ron Griffin; thomastr2000@yahoo.com  
**Subject:** Find Your Path Here 2.0 - some ideas for Tuesday's meeting

TO: Community Development Authority

Some ideas for the CDA Find Your Path Here 2.0 discussion.

1. Waive Impact Fees for new home construction for a defined period of time. Market this "build in Waterloo discount" by raising and spending private dollars perhaps in partnership with Waterloo Chamber of Commerce.
2. (A) Raise private dollars to fund 2.0 for new home construction with the gift card awards as with 1.0. (B) Request match from municipal general fund. (C) With all dollars in-hand, launch 2.0 with budget defined marketing effort.
3. Focus on promoting existing home buyer programs benefiting existing and new sales. Such as...  
[US Department of Agriculture - Home Programs](#)  
[Housing programs administered by Jefferson County Economic Development Consortium](#)  
[State of Wisconsin housing programs](#)

### **Mo Hansen**

Clerk/Treasurer  
City of Waterloo  
136 North Monroe Street  
Waterloo, WI 53594-1198

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voice - 920-478-3025

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Meetings

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# Services & Programs

## Services & Programs

### Business Solutions

- Starting a Business
- Entrepreneurial Training
- Entrepreneur's & Inventor's Connection
- View All...

### Home Buyers & Owners

- Home Buyer Grants
- Home Improvements
- Rural Home Improve
- View All...

### Seminars & Classes

## Newsletters, Reports and Studies

2010 Annual Report

2006 Retail & Service Sector Study

Wisconsin Business & Retention Study

Economic Development in Action...Shaping a 21st Century Economy Presentation

Unveiling the Economic Vision Storybook 4-29-2009

Jefferson County 2008 Business Flood Assessment

Jefferson County Comprehensive Plan Update with Economic Emphasis

## Additional Resources

- Building & Site Listings
- Location One
- Building & Site Listings - Locate in Wisconsin
- Community Profiles

## HOME BUYERS & OWNERS

### MAKING HOME OWNERSHIP A REALITY



JCEDC free homebuyer seminars which are designed to educate you in the areas of: the credit reporting process, responsibility of homeownership, who are the professionals who are going to assist you, special mortgage products and their requirements.

**More>>**

### HOME BUYER ASSISTANCE PROGRAM



Purchasing a home may be the greatest investment you will make! This program provides grants towards the purchase of a home in any part of Jefferson County. The funding can be used to pay for part of your down payment, all customary closing costs, prepaid items, reserves and home buyer counseling.

**More>>**

### HOME IMPROVEMENT PROGRAM



Provides favorable funding to assist Jefferson County eligible home owners with needed home repairs. Repairs include mechanical, structural and accessibility repairs and improvements that are approved by Community Housing Initiative, program administrator. **More>>**



# JEFFERSON COUNTY HOME IMPROVEMENT PROGRAM

## The Jefferson County Home Improvement Program Program Guidelines

**Purpose:** The purpose of this program is to provide favorable funding to Jefferson County low and moderate (household income < 80% of CMI) home owners to assist them with lead paint abatement and making other required improvements to their homes.

**Eligible Households:** Eligible recipients must have total household income < 80% of the area median income adjusted by household size (see Exhibit A).

**Eligible Properties:** Single-family owner-occupied units, except mobile homes, in Jefferson County that comply with program guidelines and any applicable local codes for completed repairs. All units rehabilitated under the program must comply with HUD Housing Quality Standards (including lead paint standards) and HUD Purchase Price Limits (see Exhibit B) for Jefferson County. The program covers the entire County except the Village of Sullivan.

**Eligible Repairs:** Lead paint abatement activities and code and HUD Housing Quality Standards (HQS) violations determined by inspection. Eligible items to meet code and HQS standards could include:

- roofs
- furnaces and water heaters
- plumbing, water or water/sewer laterals
- windows
- structural problems
- electrical work
- accessibility improvements
- Other items approved by the Program Administrator

**Loan Term & Fees:** The program provides a 0% deferred loan of up to \$10,000 per owner-occupied unit. Funds will be provided after work is complete and is cleared for HQS Standards, Lead Paint Standards and all local codes. Any payments required by contractors prior to the completion and final inspection of the work is the home owner's responsibility.

All program funds must be used on eligible repairs. The owner can utilize as much of their own funds for rehabilitation work as they like. The owner must have their units pre-inspected to HUD's Housing Quality Standards and Lead Paint Standards. The Jefferson County Economic Development Consortium charges an inspection fee and clearance fee of \$500, which can be part of the loan. The Authority will monitor and inspect all on-going projects. Staff will approve completed work and will clear units for occupancy using HUD and State standards.

**Max. /Min. Loan Amount:** \$10,000/\$1,000 per unit

Program  
Administration:

Jefferson County Economic Development Consortium is the program administrator. Administrative services include:

Identification of eligible recipients

Completion of qualifying program documents, which includes the following:

- Loan Reservation Form
- Summary describing nature of repairs
- Borrower Set-Up Form
- 2 most recent pay stubs and Tax Returns from previous 2 years
- For government benefits, YTD summary of government benefits verified by the appropriate governmental unit
- Complete scope of work, HQS inspection, lead paint risk assessment and clearance and final inspection and make sure all required local codes are met.
- Originate each loan, process and close loan documents, prepare documents and record mortgages.
- Set up payments to contractors.

**Contact:**      **Jefferson County Economic Development Consortium**  
**864 Collins Road, Suite 111**  
**Jefferson, WI 53549**  
**Phone: 920-674-8711 Fax: 920-674-7575**

**Exhibit A**  
**2004 Income Limits**  
**80% CMI – Jefferson County**

<u>80% CMI</u>	<u>Household Size</u>
\$33,450	1
\$38,200	2
\$43,000	3
\$47,750	4
\$51,600	5
\$55,400	6

**Exhibit B**  
**2004 Purchase Price Limit**  
**Jefferson County**

**\$160,176**

Purchase price limits and incomes are subject to change, call for latest information.



You are here: Home / Rural Housing Service

### Search RD

 

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Information For:

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- ▶ Business
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- ▶ Online Services

# Wisconsin

## Housing

Housing programs deliver a variety of assistance to support the housing needs of rural residents. Most involve direct assistance by the USDA, while others work through local partnerships.

### Housing Programs

- Farm Labor Housing Loans and Grants
- Housing Preservation Grants
- Multi-Family Housing Direct Loans
- Multi-Family Housing Guaranteed Loans
- Repair Loans and Grants
- Rural Housing Site Loans
- Self Help Technical Assistance Grants
- Single Family Housing Direct Loans
- Single Family Housing Guaranteed Loans

### Wisconsin Guaranteed Rural Housing (GRH) Program

Email GRH at [Wisconsin-grh@wi.usda.gov](mailto:Wisconsin-grh@wi.usda.gov) or call 715-345-7623 for more information. Please ensure emails that contain any personal identification information are password protected. To submit an application, mail to:

USDA Rural Development GRH  
5417 Clem's Way  
Stevens Point, WI 54482

Proposed Rule to Create a Certified Loan Packaging Process for the 502 Direct Loan Program

### Equal Opportunity Housing



We are pledged to the letter and spirit of the United States policy for the achievement of Equal Opportunity Housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

### See Also

- ◊ [Wisconsin Home](#)
- ◊ [State Director's Page](#)
- ◊ [Business and Coop](#)
- ◊ [Community Programs/Water and Environmental Programs](#)
- ◊ [Housing](#)
- ◊ [Utilities](#)
- ◊ [Visit Sister Agencies](#)

### I Want To...

- ◊ [Subscribe to Newsletter](#)
- ◊ [Download the Program Handbook](#)
- ◊ [Get Email Updates](#)
- ◊ [Find out if I'm in an eligible area](#)
- ◊ [Contact my area office](#)
- ◊ [Find WI Multi-Family Housing Rentals](#)
- ◊ [Find USDA Properties For Sale](#)
- ◊ [See Photos of Recent Projects or Events](#)

Last Modified:07/06/2014

## Community Development Block Grants (CDBG)

- **CDBG-Emergency Assistance and federal Disaster Recovery Funds** (flood recovery) assist communities that have experienced a natural or manmade disaster to repair and replace housing and public infrastructure. Contact Stan Kaitfors at (608) 266-0148. Stanley.Kaitfors@wisconsin.gov
- **CDBG-Housing** grants to county governments help low- and moderate-income families with housing repairs and homebuyer assistance. Contact Rick Radig at (608) 267-2726. Richard.Radig@wisconsin.gov
- **CDBG-Housing Revolving Loan Fund (CDBG-RLF)** Legacy CDBG housing funds loaned to make needed repairs to homes occupied by low income households. Contact Gina Truly at (608) 267-4574. Gina.Truly@wisconsin.gov
- **CDBG-Public Facility and Economic Development** federal grants provide financial assistance in the following areas; Planning grants support community efforts to address community opportunities and vitality; Economic Development grants to local governments to assist businesses with job creation and retention; Public Facility grants support infrastructure and facility projects for communities; Public Facility-Economic Development grants provide assistance to local governments for infrastructure projects that support business expansion. Contact Tom Clippert at (608) 261-7538. Tom.Clippert@wisconsin.gov

**Emergency Solutions Grant (ESG), Transitional Housing Program (THP) and Homeless Prevention Program (HPP)** grants are used for emergency shelters for the homeless, including victims of domestic violence and unaccompanied youth. Funds also target eviction prevention, rapid re-housing and transitional housing assistance. Contact Tanya Iverson at (608) 267-2933. Tanya.Iverson@wisconsin.gov

## HOME (Home Investment Partnerships Program)

- **HOME-Homebuyer and Housing Rehab (HHR), and Housing Cost Reduction Initiative program (HCRI)** grant funds available through local agencies, promote homeownership and rehabilitation of housing. Contact Diane McGinnis at (608) 266-9185. Diane.McGinnis@wisconsin.gov
- **HOME-Rental Housing Development (RHD)** funds eligible organizations to develop affordable rental housing. Contact Kate Blood at (608) 264-7838. Kate.Blood@wisconsin.gov
- **HOME-Tenant Based Rental Assistance (TBRA)** grants to non-profit organizations provide rental assistance, in conjunction with local support services, to assist homeless persons or persons with disabilities. Contact Donna Wrenn at (608) 264-7625. Donna.Wrenn@wisconsin.gov

**Neighborhood Stabilization Program (NSP)** supports the redevelopment and rehabilitation of foreclosed and abandoned residential properties. Contact Joanna Balsamo-Lilien at (608) 264-7839. Joanna.BalsamoLilien@wisconsin.gov

**Housing Opportunities For Persons with Aids (HOPWA)** addresses the housing needs of persons with AIDS or related diseases and their families. Contact Padraic Durkin at (608) 267-2737. Padraic.Durkin@wisconsin.gov

**Projects for Assistance in the Transition from Homelessness (PATH), SI/SSDI Outreach, Access & Recovery (SOAR), Shelter Plus Care (S+C)** funds organizations to serve homeless individuals with serious mental illness or co-occurring substance abuse disorders. Contact Donna Wrenn at (608) 264-7625. Donna.Wrenn@wisconsin.gov

**State Shelter Subsidy Grants (SSSG)** provides WI homeless programs with up to 50% of an emergency shelter or voucher program's annual operating budget. Contact Padraic Durkin at (608) 267-2737. Padraic.Durkin@wi.gov

**Wisconsin Fresh Start Program (WFS)** provides on-site housing construction work experience, off-site academic classes, and supportive services for at-risk youth. Contact Padraic Durkin at (608) 267-2737. Padraic.Durkin@wisconsin.gov

**Wisconsin ServicePoint (WISP)** Homeless Management Information System used by homeless services providers to capture client information and assess needs. Contact Adam Smith at (608) 261-8159. Adam.Smith@wisconsin.gov

## State of Wisconsin, Division of Housing Directory

October 2013

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For more information about programs and services visit our  
website at <http://housing.wi.gov>

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