



AFFORDABLE HOUSING FUNDING RESOURCES

CITY OF GREEN BAY



UPDATED 1.17.2022

Community Development Block Grant (CDBG)

The primary objective of Title 1 of the Housing and Community Development Act of 1974, as amended, and of the community development program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Consistent with this primary objective, at least 70% of CDBG funds received shall be used to benefit persons of low and moderate income.

Program:

Home Improvement Loan Program (HILP): provides direct assistance to homeowners to rehab their homes in Green Bay.

HOME-American Rescue Plan (HOME-ARP)

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

Program:

HOME-ARP: used to development and support of affordable housing, tenant-based rental assistance, provision of supportive services, and acquisition and development of non-congregate shelter units.

HOME Investment Partnership Grant (HOME)

The HOME Investment Partnership (HOME) Program is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME provides formula grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent, homeownership or provide direct assistance to low-income people.

The HOME Program was created by the National Affordable Housing Act of 1990. Program regulations are at 24 CFR Part 92.

Programs:

Home Improvement Loan Program (HILP): provides direct assistance to homeowners to rehab their homes in Green Bay.

Housing Development Program: provides assistance to non-profits and for-profits to create affordable housing in the City of Green Bay.

Community Housing Development Organization Program (CHDO): A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. Provide HOME funds for all eligible HOME activities. CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.

Tax Increment District Affordable Housing Fund (TIDAH)

The City has developed policy to extend the life of a Tax Increment District (TID) that is required to close for one additional year.

Incremental property taxes collected from that year will go into this fund to help fund affordable housing projects. This fund shall be used to create and improve housing stock within the City limits, with emphasis on increasing the quantity and quality of affordable housing units.

Program:

TIDAH Program: used to create and affordable housing within the City limits, with emphasis on increasing the quantity and quality of affordable housing units. Affordable housing shall be defined as both:

- Housing units that cost no more than thirty percent (30%) of the gross monthly income of a household; and
- Housing units targeted towards households earning less than or equal to eighty percent (80%) of the Brown County median income, as defined by the U.S. Department of Housing and Urban Development (HUD).

Priority will be given to Projects/locations that are on or within:

1. Properties owned by the RDA or City, especially those owned for long periods of time.
2. Community Development Block Grant (CDBG)-eligible census tracts.
3. Places accessible to pedestrians and bicyclists, and/or serviced by public transit and places of employment.
4. Neighborhoods and properties designated for redevelopment purposes.

TIDAH Funds may be allocated to:

1. Larger multi-unit (rental or owner-occupied) development projects located outside of a TID.
2. Conversion of underutilized space to housing space.
3. RDA-led construction of new (rental or owner-occupied) single or multi-unit structures.
4. Home Improvement Loans for income qualified applicants

American Rescue Plan

The American Rescue Plan (ARPA) was signed into law on March 11, 2021, and will deliver \$350 billion to eligible state, local, territorial, and tribal governments to aid in the response to and recovery from the COVID-19 emergency. In addition to the eligible funding objectives outlined below, the City will use a portion of the ARPA funds based on a calculation of the revenue lost due to COVID-19 to strengthen and support the provision of City services.

The federal government will provide half of the ARPA funds in 2021, and the balance in 2022. The City will have until December 31, 2024 to obligate these funds and must spend them all by 2026.

Program:

Large Scale Affordable Housing Development: Gap financing for development of affordable housing. With the rising costs of development and the increased demand for housing units, developers are facing unprecedented challenges in securing funding for the construction of new housing units. This funding source would supplement our other sources of available housing funding such as Tax Increment District Affordable Housing (TIDAH), or HOME funds. These funds would help to fill the gap created when rents need to be affordable, and construction costs are high.

