2025-2029 Consolidated Plan

CITY OF APPLETON

Community Development Committee
Approval: 06/11/2025
Common Council Approval: 06/18/2025
HUD Approval: 08/29/2025

Table of Contents

Executive Summary 4

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 4

The Process 9

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 9

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I) 10

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) 27

Needs Assessment 36

NA-05 Overview 36

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 37

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 48

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 52

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 56

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 58

NA-35 Public Housing – 91.205(b) 60

NA-40 Homeless Needs Assessment – 91.205(c) 66

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 73

NA-50 Non-Housing Community Development Needs – 91.215 (f) 75

Housing Market Analysis 79

MA-05 Overview 79

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 81

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 84

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 88

MA-25 Public and Assisted Housing – 91.210(b) 91

MA-30 Homeless Facilities and Services – 91.210(c) 94

MA-35 Special Needs Facilities and Services – 91.210(d) 97
MA-40 Barriers to Affordable Housing – 91.210(e) 99
MA-45 Non-Housing Community Development Assets – 91.215 (f) 100
MA-50 Needs and Market Analysis Discussion 107
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 112
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 114
Strategic Plan 116
SP-05 Overview 116
SP-10 Geographic Priorities – 91.215 (a)(1) 117
SP-25 Priority Needs - 91.215(a)(2) 118
SP-30 Influence of Market Conditions – 91.215 (b) 125
SP-50 Public Housing Accessibility and Involvement – 91.215(c) 138
SP-55 Barriers to affordable housing – 91.215(h) 139
SP-60 Homelessness Strategy – 91.215(d) 142
SP-65 Lead based paint Hazards – 91.215(i) 144
SP-70 Anti-Poverty Strategy – 91.215(j) 146
SP-80 Monitoring – 91.230 147
Expected Resources 148
AP-15 Expected Resources – 91.220(c)(1,2) 148
Annual Goals and Objectives 152
Projects 155
AP-35 Projects – 91.220(d) 155
AP-38 Project Summary 157
AP-50 Geographic Distribution – 91.220(f) 164
Affordable Housing 165
AP-55 Affordable Housing – 91.220(g) 165

AP-60 Public Housing – 91.220(h) 166

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 167

AP-75 Barriers to affordable housing – 91.220(j) 170

AP-85 Other Actions – 91.220(k) 172

Program Specific Requirements 174

Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the City of Appleton, as a recipient of federal entitlement funds, to develop a Consolidated Plan every five years that describes the community's priorities and goals for expenditure of Community Development Block Grant (CDBG) funds. The Consolidated Plan outlines the community's needs as it relates to affordable housing and community development and includes a strategic plan for the use of funding.

The City of Appleton utilized public engagement and data analysis to assist in strategically planning the use of limited public funding. This Consolidated Plan covers the five-year span of 2025-2029, detailing development of a thriving urban community through provision of assistance to low- and moderate-income households. Forms of Assistance include basic shelter, affordable housing opportunities, expanded economic opportunities, suitable living environments and supportive services related to residential, financial, and social stability. This Plan summarizes the needs of the community and the goals and strategies the City will follow to achieve the planned outcomes.

The City of Appleton shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

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

The City of Appleton undertook a significant public engagement and data analysis process from July 2024 through January 2025. Public input was obtained through a community needs survey, consultations and interviews, public hearings, and a 30-day public comment period. Citizens were asked to provide input on needs in five categories including:

- Affordable Housing Needs
- Neighborhood Revitalization
- Economic Development
- Public Facilities
- Public Services

This Plan prioritizes the most critical needs and goals identified through the public engagement and data analysis. The following table is a summary of the goals and outcomes from the Strategic Plan section:

Strategic Plan 5-year Goals and Outcomes	
5-Year Goals	5-Year Outcomes
Improve & maintain housing stock	155 owner-occupied homes rehabilitated 15 renter-occupied units rehabilitated
Homebuyer Assistance	30 first-time homebuyers receive downpayment assistance
Acquisition for new housing	5 vacant or dilapidated lots acquired for new housing units
Public facilities improvements	1,000 persons assisted through facility improvement activities by City Departments and external community-based organizations
Neighborhood revitalization	2,500 persons assisted through various public facility improvements at the neighborhood level
Public services	2,500 persons assisted through public service activities

Strategic Plan 5-year Goals and Outcomes

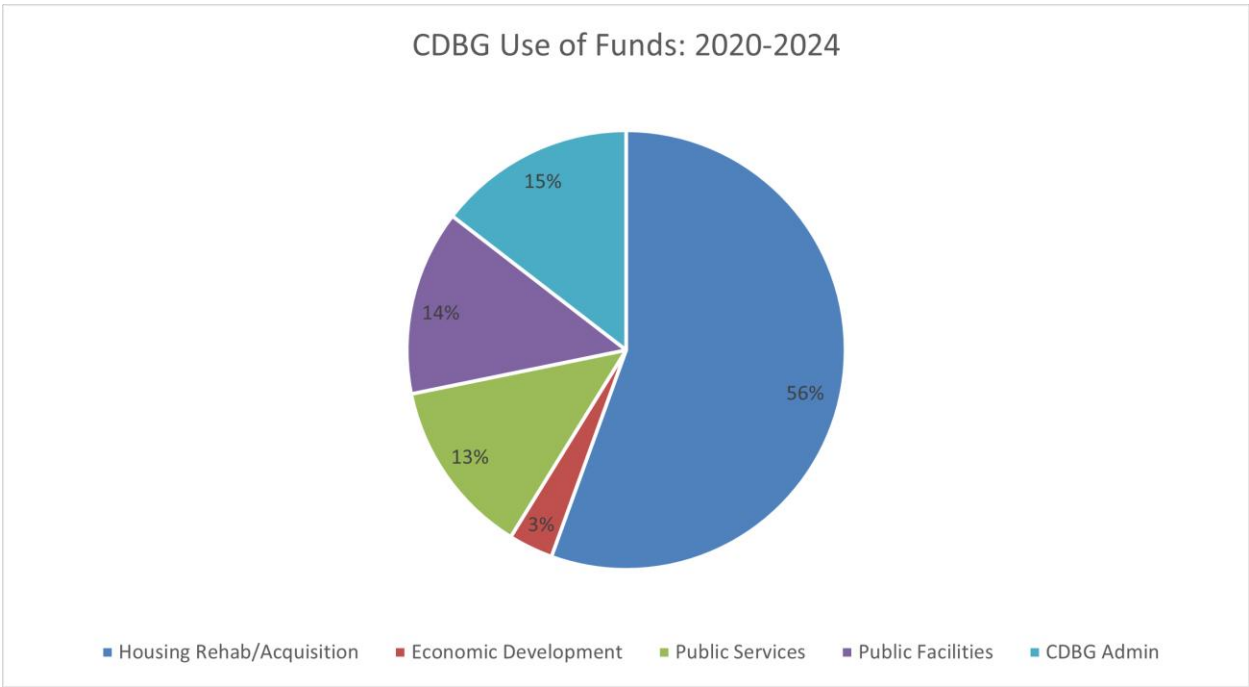
3. Evaluation of past performance

Over the past five years, the City of Appleton has designated approximately 57 percent of its CDBG funds toward housing activities, 15 percent to public facility activities, 15 percent to public service activities, and 12 percent toward administration.

CDBG funding impacts many households in the City of Appleton. A summary of the impact of funds expended from 2020 through 2023 is as follows:

- 174 households received [rental/homeowner] housing rehabilitation, repairs, accessibility improvements, and energy efficiency upgrades
- 30 households have become first-time homebuyers
- 596 individuals received on-the-job skills training
- Over 1,500 individuals and families received emergency shelter housing and services
- 54 at-risk youth received community service and school credits toward high school graduation
- 250 households received emergency rental assistance funding to prevent homelessness
- Over 5,000 elderly, disabled, and low-income individuals benefited from upgrades to three public facilities

Due to the strong performance by City programs and subrecipients during 2020 to 2024, the priorities areas and accomplished goals from the past 5 years have been critical to inform updated goals and priorities for the 2025-2029 Consolidated Plan goals.



CDBG Use of Funds 2020-2024

4. Summary of citizen participation process and consultation process

City of Appleton staff utilized several methods to engage citizens in the consultation process, including an internet-based survey, interviews with __ non-profit organizations, multiple public hearing opportunities, and a 30-day public comment period.

To encourage community engagement, the Community-Wide Needs Survey was available in English, Spanish, and Hmong. The survey was advertised using the City of Appleton's webpage, social media accounts, newspaper articles, site postings, and emails to numerous agencies and individuals, and was available for over 30 days. Over 40 responses were received from the Community Needs Survey. In addition, other non-CBDG focused Community Needs survey efforts have been completed by other City Departments, which were analyzed in conjunction with the responses to the CDBG Community Needs Survey.

City of Appleton staff conducted interviews with representatives from six area agencies, ranging from government to nonprofit to for-profit status. Interviewing organizations across the community spectrum ensured that the needs of the different services and population were considered in the needs analysis and determination of future priority needs.

Multiple public hearings were held during regularly scheduled Community Development Committee meetings, seeking to engage with community members and gather feedback on future needs. All comments received during the public hearings are included in the Plan.

5. Summary of public comments

The results of the Community-Wide Needs Survey completed by 40 residents, is included in Appendix A of this Plan. Results of the Appleton Health Department's Community Concerns Survey are included in Appendix A as well. No public comments have been included on the Consolidated Plan, but several residents included additional comments in their response to the Community-Wide Needs Survey. Survey comments focused on the following areas:

- Housing: affordable housing availability, rental housing, housing supply, homeless services, multiple types and sizes of housing units

- Public facilities – park safety concerns and park improvement, safe cycling and walking routes, trees and curated green spaces

- Public services - homelessness services, transportation services

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

The City of Appleton accepted all comments provided during the public engagement process and worked to incorporate feedback and community concerns into the plan.

7. Summary

The City of Appleton’s 2025-2029 Consolidated Plan has been prepared as a guide for the expenditure of CDBG funds based on input from citizens and community agencies regarding the needs of the community and use of funds, an assessment of needs in the community related to housing and community development, and an analysis of the area’s housing market and economy using publicly available data.

The 2025-2029 Consolidated Plan provides a framework and a path for furthering affordable housing and community development efforts including increasing homeownership opportunities, preserving existing housing, revitalizing neighborhoods, expanding affordable rental options, furthering efforts to reach a functional zero for homelessness, supporting job training, expanding small business technical assistance, improving infrastructure in low to moderate income neighborhoods and renovating or expanding community and neighborhood facilities.

This Plan represents the City of Appleton's comprehensive strategy to address affordable housing and community development needs within the community. The following table identifies anticipated funding available for years 2025 through 2029.

Appleton CDBG Projected Funding 2025-2029						
Year	**2025**	**2026**	**2027**	**2028**	**2029**	**Total 2025-2029 Funding**
Entitlement Allocation	$588,000	$597,000	$606,000	$615,000	$624,000	**$3,030,000**
CDBG Program Income	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Total Allocation	**$838,000**	**$847,000**	**$856,000**	**$865,000**	**$874,000**	**$4,280,000**

2025-2029 Anticipated CDBG Funding

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	APPLETON	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Appleton's Community Development Specialist in the Community Development Department is responsible for coordinating the development of the Consolidated Plan and Annual Action Plans. The Community Development Specialist is also responsible for providing guidance and direction for the implementation of eligible programs that support overall strategies for affordable housing and community development activities.

Consolidated Plan Public Contact Information

Olivia Galyon, Community Development Specialist

Community Development Department

City of Appleton

100 N Appleton Street

Appleton, WI 54911

PH: (920) 832-6469

EMAIL: olivia.galyon@appletonwi.gov

FAX: (920) 832-5994

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Consultation associated with the development of the 2025-2029 Consolidated Plan began in June 2024, utilizing an online survey, interviews with non-profit service organizations, multiple public hearings, and a 30-day public comment period. City of Appleton staff consulted with organizations across the community spectrum to ensure that the needs of the different services and population were considered during the development of the Plan. In addition, the City updated the Comprehensive Plan during this time period, and many feedback and consultation opportunities for the Comprehensive Plan were also applicable to the issues covered in the Consolidated Plan. In an attempt to limit engagement fatigue, much of the feedback received during various stakeholder events, advisory group meetings, and events open to the general public was also applied to the Consolidated Plan and impacted the goals and outcomes developed for the Consolidated Plan.

City of Appleton residents were invited to participate in an online Community-Wide Needs Survey to assist with the prioritization of community development and housing needs, resulting in 40 respondents. The surveys sought opinions from respondents on neighborhoods, public services, homeless services, housing, and economic development activities.

Respondents were asked to review a variety of eligible CDBG activity categories and rank their importance in the community, as well as rank specific activities as very important, somewhat important, or not important for the dedication of funding. A sample of results from the survey is detailed below:

Housing

- 68 percent of respondents said that the City of Appleton needs more homeownership opportunities
- 63 percent said that the City of Appleton needs more rental opportunities
- 92 percent said that income-qualified affordable housing is somewhat or very important
- 93 percent said that housing rehabilitation assistance was somewhat or very important

Public Services

- 70 percent indicated that funding homeless prevention programs was somewhat or very important
- 92 percent indicated that case management and life skills training for homeless persons was somewhat or very important
- Public services was ranked as the top priority for investment by 28 percent of respondents

Neighborhoods and Public Facilities Improvements

- 54 percent said that their neighborhood needed additional homeownership opportunities
- 100 percent said that repairing or replacing sidewalks/streets and other infrastructure was somewhat or very important
- 92 percent said that improving the conditions of neighborhood parks and public spaces was somewhat or very important

These ratings and statements of importance were affirmed by representatives of local service organizations during interviews and feedback provided.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Appleton enhances coordination between public and private service providers and agencies through a variety of activities. City staff are invested in a number of roles with numerous agencies in the community that address housing, health, mental health, and other services, including but not limited to at-large members, board members, consultants, and sponsors.

Additionally, City of Appleton has two staff positions that directly coordinate with local non-profits to connect people experiencing homelessness and housing instability with the services available in the community. Appleton's Coordinated Entry Specialist is responsible for the intake of homeless persons into the Homeless Management Information System Coordinated Entry system, pulling reports and data for service providers, and coordinating with service providers to address client needs on the Coordinated Entry list. A new staff position, supported by CDBG public service funds, was created in 2024 to further address the needs of people experiencing homelessness and other basic needs crises. Appleton's Community Resource Navigator works closely with the Coordinated Entry Specialist and local non-profit housing service providers to address homelessness in Appleton and connect residents with the services available in the community.

The Fox Cities Housing Coalition has a wide variety of members that serve residents of the Fox Cities through the provision of many different services. This includes organizations focused on homelessness and housing, domestic violence, education and job training, childcare, veteran's needs, faith-based institutions, and many other topics. Some of the organizations involved in the Fox Cities Housing Coalition are listed below:

Housing

- Fox Cities Housing Coalition (member, at large)

- Wisconsin Balance of State Continuum of Care (member, at large)
- Appleton Housing Authority
- ADVOCAP
- Pillars, Inc.
- Salvation Army of the Fox Cities

Health & Mental Health

- Outagamie County Health & Human Services
- Calumet County Health & Human Services
- Winnebago County Health & Human Services
- ThedaCare
- Affinity Health
- Fox Cities Community Health Center

Other Service Providers

- Harbor Housing Domestic Violence Shelter
- Vida Medical Clinic
- Boys & Girls Club
- YMCA
- Appleton Area School District

A complete list of agencies and service providers that the City of Appleton has partnered with in an effort to increase and improve the quality of housing and services can be found in Appendix B of this Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Appleton serves as the Lead Agency in the Wisconsin Balance of State Continuum of Care membership, as well as in the Continuum of Care (CoC) and Emergency Homeless and Housing (EHH) grant application processes. City of Appleton staff administer grant funding for several agencies under three CoC Rapid Re-Housing programs and an EHH grant.

Agencies funded through the CoC and EHH grants directly serve the homeless population and provide supportive service programming. City of Appleton staff work collaboratively together with these agencies- and all agencies in the Fox Cities Housing Coalition - to address the needs of the homeless population in the City of Appleton and surrounding community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

City of Appleton is an active member of the Fox Cities Housing Coalition, the local continuum of care and a member of the Wisconsin Balance of State. The Fox Cities Housing Coalition works to address homelessness and affordable housing challenges in the Fox Cities and enables the Fox Cities to receive federal assistance to fight homelessness in our community. The City of Appleton serves as the Lead Agency for the Fox Cities Housing Coalition and is responsible for applying for and administering the federal grants received for homelessness and related services.

As the Lead Agency for the Continuum of Care (CoC) and Emergency Solutions Grant (ESG) funding, the City of Appleton collaborates and consults with partnering community organizations during the allocation of funds, the development of performance standards and evaluation of outcomes, and development of funding policies and procedures associated with the Homeless Management Information System (HMIS). Consultation is conducted during regular meetings with community organizations, during the Wisconsin Balance of State Continuum of Care meetings, and during Fox Cities Housing Coalition meetings. Appleton's Coordinated Entry Specialist also works very closely with the organizations receiving COC and ESG funds, and all other organizations involved in the Fox Cities Housing Coalition. This staff position has opened a critical line of communication with these agencies and is able to provide input on performance and outcomes and the administration of HMIS through the experience working with these organizations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Pillars, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pillars Executive Director was interviewed regarding affordable housing availability in Appleton, preventative efforts to avoid homelessness, and homeless services and facilities in the community. Specifically, the interview focused on the projected increased need for these programs as the number of persons experiencing homelessness has continued to rise in recent years. Pillars also provides connections to non-housing services and provides case management to ensure clients are connected with all available resources including health services, employment, and other public benefits.
2	**Agency/Group/Organization**	HARBOR HOUSE DOMESTIC ABUSE PROGRAMS, INC.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Domestic Abuse Strategies & Support
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Senior Director of Shelter, Crisis, and Outreach was interviewed regarding the need for shelter facilities, case management/wrap around services, and affordable transitional housing for victims of DV, trafficking survivors, and unaccompanied youth.

3	**Agency/Group/Organization**	REBUILDING TOGETHER - FOX VALLEY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was interviewed regarding the affordable housing needs and gaps in services, specifically for elderly and disabled populations in the Fox Cities.
4	**Agency/Group/Organization**	Greater Fox Cities Area Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was interviewed regarding the affordability and availability of housing (especially homeownership opportunities) due to the changes to home values and rents in the Fox Cities area. Also discussed increased costs of rehabilitation with construction cost increases.
5	**Agency/Group/Organization**	SALVATION ARMY OF THE FOX CITIES
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An interview was conducted with the Social Services Director regarding housing barriers to affordable housing, and the need for programming associated with mental health.

6	**Agency/Group/Organization**	BOYS & GIRLS CLUB OF THE FOX CITIES
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Children Services, Mental Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grant Manger was interviewed to discuss the needs of youth in the community as it relates to public services and homelessness, and the unique challenges that youth face with regard to housing. Youth and Family Counseling staff also provided insight into counseling and behavioral health needs in the community and mental health resources available to youth in the Fox Cities. Boys and Girls Club is also providing programming for disadvantaged youth to ensure their mental health and educational needs are met.
7	**Agency/Group/Organization**	APPLETON HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director provided feedback on questions including public housing needs, current collaborations with partners, and how services offered play an integral role in the Fox Cities continuum of care.
8	**Agency/Group/Organization**	Metropolitan Milwaukee Fair Housing Council
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Metropolitan Milwaukee Fair Housing Council staff met with City of Appleton Community Development Department leadership staff to discuss services and trainings offered, need for fair housing services and types of discrimination being seen in the community, challenges related to affordability of housing in the community, and development efforts within the City to increase housing options.
9	**Agency/Group/Organization**	Appleton Area School District
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Appleton Area School District staff participated in Comp Plan focus groups to gain feedback on expected school growth, employment needs, and connecting students with future employment options. AASD staff also provided feedback regarding the principle of housing as a social determinant of health, the need for additional affordable housing options in the community, and specific needs for unaccompanied youth that the district serves who are experiencing or at risk of experiencing homelessness. Unaccompanied youth are a high-risk population and may need additional social support, as well as a need for housing, specific public facilities to serve them, and additional public services. Appleton Area School District also has a McKinney Vento representative within the district that provides connections to resources and services to students and families in the district that are experiencing homelessness or near-homeless conditions such as doubled up living.
10	**Agency/Group/Organization**	Lawrence University
	Agency/Group/Organization Type	Services-Education University Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lawrence University representatives participated in focus groups to provide feedback on housing and economic development needs in the community. Lawrence is a medium-sized employer in the area and provides housing options for students but mentioned challenges for staff to find affordable and available housing in proximity to Lawrence campus. Students provided feedback during events on housing market and economic conditions that impact their ability to stay in Appleton after graduation. Students are interested in a wider variety of mixed-use housing options, resources including grocers downtown, and availability of affordable housing options when starting their careers.

11	**Agency/Group/Organization**	City of Appleton Emergency Management
	Agency/Group/Organization Type	Services-Health Health Agency Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Emergency Management and Public Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Appleton Emergency Management Coordinator is an employee of the Appleton Health Department, a public health agency. In early phases of consolidated plan development during July 2024, Appleton experienced flash flooding and pulled together a coalition of stakeholders involved in flood response, clean up, and financial support - including Outagamie County Emergency Management, the Red Cross, United Way, the Community Foundation, and Rebuilding Together Fox Valley. This flood and response effort prompted discussion among City departments about the potential of reserving CBDG funds for urgent need response to floods or other extreme weather events in Appleton. Ultimately, due to timeliness constraints, urgent need funds being reserved is not a priority at this time.
12	**Agency/Group/Organization**	City of Appleton Health Department
	Agency/Group/Organization Type	Services-Health Health Agency Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Public Health

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Appleton Health Department was instrumental in collecting feedback from the general public, external health agencies, and non-profit health and social services agencies that serve Appleton residents regarding needs related to physical and mental health care access, health care availability and affordability, and wrap around services that support health, such as housing access, jobs and employment, and access to various community resources. Appleton Health Department is also responsible for Lead Paint Poisoning prevention at the City level and provides education on lead-based paint hazards as part of their public health nursing services. Additionally, the Health Department is involved in homelessness services and prevention through the supervision of Appleton's Coordinated Entry Specialist position, who coordinates with local services organizations providing housing and non-housing social services, and Community Resource Navigator, who provides resource connections for persons experiencing homeless and other basic needs crises.
13	**Agency/Group/Organization**	City of Appleton Community Development Department
	Agency/Group/Organization Type	Housing Agency - Management of Public Land or Water Resources Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Appleton Community Development Department has been heavily involved in the development of the consolidated plan and specifically the sections related to the housing market, housing needs, and economic development needs. The Community Development Department also provides services through its Housing Rehabilitation Loan Program to ensure that qualified households receiving rehabilitation through the program are meeting standards related to lead-based paint and are enabled to stay in their currently affordable housing options. Staff provided feedback on housing needs, economic needs, and the plan development at multiple stages throughout the plan development.
14	**Agency/Group/Organization**	City of Appleton Public Works Department
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public Land Management and Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Appleton Public Works Department oversees areas such as street construction and subdivision development and ensure that broadband networks in place are not disturbed to a major extent during street reconstruction projects and ensure that broadband options are available in all new subdivisions and annexed areas. The City is almost entirely covered by broadband access due to these efforts among public works staff.
15	**Agency/Group/Organization**	City of Appleton Parks and Recreation Department
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public Spaces

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuous engagement with City of Appleton Parks and Recreation Department regarding need for public facilities improvements and neighborhood improvement projects in public parks and other public green spaces, based on both public feedback and staff experience. Parks provided feedback regarding areas of interest for future investment and potential projects they may consider based on their current Comprehensive Outdoor Recreation Plan (CORP) that may utilize CDBG funds in low-to moderate-income areas that can benefit from LMI Area Benefit projects.
16	**Agency/Group/Organization**	Fox Cities Housing Coalition
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Appleton is heavily engaged in ongoing dialogue with the Fox Cities Housing Coalition and all FCHC members regarding needs related to new affordable housing development, housing unit availability and affordability for persons of all income levels, housing grants and funding opportunities, and wrap-around service needs that extend beyond just housing. In addition, conversations focused on emergency shelter, rapid rehousing, coordinated entry, homelessness prevention, and other emergency homelessness services that are considered public services were considered. These issues are all directly tied to priorities in the consolidated plan and the feedback provided by members has aided the City in prioritizing various projects. City staff members also regularly engage with the FCHC and created a staff position to better connect residents to the available resources within the community.
17	**Agency/Group/Organization**	ThedaCare
	Agency/Group/Organization Type	Services-Health Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ThedaCare Regional Medical Center physician Monk Elmer served on Comp Plan Advisory Group an provided feedback related to their experiences as a major employer in the area related to economic development and jobs and future health needs of Appleton-area residents. ThedaCare is both a major employer in the area with over 6,000 employees in the Fox Cities and a critical health care provider that serves many people in Appleton through both physical and mental health services. Dr. Elmer also provided feedback regarding the need of housing for all income levels, and the view that housing access is a part of healthcare, with health needs often going unaddressed and unmet for persons experiencing homelessness. When these health issues are not adequately addressed on an appropriate timeline, the health problems people are facing also become more severe, with increased cost to the overall healthcare system that is worsened by a lack of a safe place to stay and address these issues for persons experiencing homelessness. Feedback regarding the need for longer-term recovery and rehabilitation facilities for a variety of health issues was also provided by other physicians.
18	**Agency/Group/Organization**	Appleton Downtown Inc (ADI)
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Appleton Downtown Inc is a not-for-profit community coalition addressing the needs of downtown businesses and residents and fostering growth in downtown Appleton. The downtown Appleton area is host to a variety of businesses, including retail shops, hospitality and entertainment, professional services, educational organizations and non-profits, health care and wellness providers, local government services, and some corporate headquarters. This variety of businesses gives the ADI representatives a wide breadth of knowledge on economic development and housing market needs in the Appleton downtown area and immediately surrounding neighborhoods in close proximity. ADI staff provided feedback on workforce needs, infrastructure investments, housing market changes and housing development in the downtown area, arts and cultural investments in downtown, public spaces, and workforce development and training. Major areas of feedback included: - Talent recruitment and greater workforce training and development initiatives for the variety of businesses in downtown Appleton and throughout the City. - Increasing entrepreneurial opportunities for small businesses and new entrepreneurs who may not have access to traditional financing options when starting a new business. - Greater housing affordability and a variety of housing options for persons at all stages of life. This concern was especially relevant to the ability to attract talent to work at businesses downtown. - Infrastructure updates targeted at increasing walkability and non-car transportation options both within and to- and- from the downtown area. Additional improvements to public spaces was also a priority. - Supporting business retention through partnerships with various economic development and entrepreneur/businesses focused organizations and improving existing public spaces and infrastructure.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wisconsin Balance of State Continuum of Care	The Wisconsin Balance of State Continuum of Care, of which the Fox Cities Continuum of Care is a member and the City of Appleton is an active participant, issued a 10-year Plan draft in January 2014. The WIBOSCOCs goal to end all types of homelessness is supported by the City of Appleton through continued [financial] support to partnering agencies that provide housing and services to individuals and families that are at-risk of becoming homeless or experiencing homelessness.
Comprehensive Plan	City of Appleton	The Consolidated Plan will address several goals, objectives and action items of the City's Comprehensive Plan including the following: Support creation and rehabilitation of single-family homes and affordable rental units and support rehabilitation and accessibility modifications to allow the aging population to age in place

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Appleton [financially] supports the Appleton Housing Authority through the CDBG program for activities located within City of Appleton jurisdictional boundaries. As a result, the Housing Authority utilizes other funds to support activities located in other jurisdictions, including those in Outagamie and Calumet counties.

Narrative (optional):

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

City of Appleton residents & community business leaders were offered the opportunity to participate in an online community development & housing needs survey specifically related to the CDBG program. The Community-Wide Needs Survey was available in 3 languages (English, Spanish, and Hmong) online (paper copies available in City Hall and by request) from October 21 to November 22, 2024. This was accompanied by a public announcement in the Post Crescent. The Community-Wide Needs Survey was reopened on December 11, 2024, through January 31, 2025, to allow for more responses and was posted on the City's website and social media pages. Availability of the surveys was announced via the City of Appleton's webpage and social media pages.

Leaders of local non-profits that have received CDBG or other HUD funds were interviewed for in-depth feedback on community needs, changes to needs in recent years, and areas of potential future investment.

Community-Wide Needs Survey (October 21 to November 22, 2024, and December 11, 2024 to January 31, 2025) There were 40 respondents to this survey. The Survey sought opinions from respondents on neighborhoods, public services, homeless services, housing and economic development activities. Complete responses are included in Appendix A of this Plan.

In addition to this CDBG specific survey, City of Appleton has offered multiple other community surveys in the past year that provided staff with significant insight into the areas of concern for Appleton residents. These surveys included the Appleton Health Department's Community Concerns Survey, the AARP's Age Friendly Communities Survey, and the Appleton Comprehensive Plan Survey. Each of these surveys covered a wide variety of topics in the City and were important for identifying additional areas of concern and high priorities for Appleton residents. Areas of particular interest identified in these surveys include housing and public spaces. A summary of results from the Community Health Survey is included below:

Community Health Survey (March 1 to August 31, 2024) There were 1,291 overall respondents, with 1,080 respondents being residents of the City of Appleton. All persons living or working in the City of Appleton were encouraged to participate. Major areas of concern arising from the Community Health Survey included housing, childcare availability, mental health concerns, and job/education training.

- 92 percent of respondents indicated that access to education and skills training is important or very important
- 66 percent say that quality childcare is important or very important but is unavailable or unaffordable in the community
- 62 percent disagree that safe and affordable housing is available and accessible
- 77 percent disagree that people are free from chronic stress
- 63 percent disagree that access to mental health services in the community is available and timely
- 88 percent agree that there are unmet mental health needs
- 25 percent said they would not know where to locate resources if needed

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)
1	Internet Outreach	Non-targeted/broad community	40 respondents. Published for submission on October 21, 2024, through November 22, 2024. Reopened December 11, 2024 through January 31, 2025. Initial posting was published in Post Crescent, second posting was published on City's social media pages.	Refer to Appendix A of this Plan	N/A	

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)
2	Email Request	Community Agency Interviews	7 interviews conducted	Characteristics and needs of the community for the next five years based on organizational perspective were provided	N/A	
3	Public Hearing	Non-targeted/broad community	0 attendees	Public Hearing opportunity on 8/28/2024 to give comment on community needs for the 2025 CDBG program year. A brief presentation on the 2025 preliminary allocation process was provided. No citizen comments were provided.	N/A	

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)
4	Public Hearing	Non-targeted/broad community	0 attendees	Public hearing opportunity on 8/28/2024 for members of the public to comment on priorities for City investment and City goals related to the 2025-2029 Consolidated Plan Development. No comments were provided.	N/A	

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)
5	Internet Outreach	Non-profit Agencies	9 agencies completed training	Pre-application training made available to all non-profit agencies in the Appleton area who were interested in applying for CDBG funds for the 2025 program year. All recipients must complete training prior to application for CDBG funds. Training was available 9/23/2024 to 10/18/2024.	N/A	
6	Internet Outreach	CDBG External Applicants	6 respondents submitted applications requesting funding.		None	

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)
7	Public Hearing	Non-targeted/broad community	0 attendees	Public hearing opportunity on 1/8/2024 to provide feedback on the City's needs for the 2025 CDBG program year preliminary allocations. No comments were received.	No comments were received.	
8	Public Meeting	Non-targeted/broad community	0 attendees	Public meeting on 1/8/2025 to vote on approval of the City's projects for the 2025 CDBG program year. No comments were received.	No comments were received.	

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)
10	Public Meeting	Non-targeted/broad community		2025 CBDG Advisory Board meeting on 1/28/2025 to discuss and recommend funding for external applicants. No comments received.		
11	Public Hearing	Non-targeted/broad community	0 attendees.	Public hearing opportunity on 2/12/2025 for residents to provide feedback on priorities of the 2025 CDBG allocation.		
12	Public Meeting	Non-targeted/broad community	0 attendees.	Public meeting on 2/12/2025 to vote on the preliminary CDBG 2025 allocations, as recommended by the CDBG Advisory Board.	No comments were received.	

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)
13	Public Hearing	Non-targeted/broad community	0 attendees.	Public hearing opportunity on 4/23/2025 for public to comment on the Consolidated Plan. No comments were received.	No comments were received.	
14	Public Hearing	Non-targeted/broad community	0 attendees	Public hearing opportunity on 6/11/2025 for public to comment on Consolidated Plan. No comments were received.	No comments were received.	
15	Public Meeting	Non-targeted/broad community	0 attendees	Public meeting on 6/11/2025 for elected officials to vote on approval of the 2025-2029 Consolidated Plan and CDBG 2025 program year allocations. No comments were received.	No comments were received.	

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)
16	Newspaper Ad	Non-targeted/broad community	0 responses.	30-day public comment period from March 11, 2025 to April 13, 2025 for public to provide feedback on draft Consolidated Plan with anticipated resources. Opportunity to comment on goals, expected outcomes, priority areas, and other aspects of the Consolidated Plan. No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the 2025-2029 Consolidated Plan assesses the needs of the community in the areas of housing, public housing, homeless needs, housing and public services for those with special needs, and community development needs not related to housing.

The Needs Assessment is primarily supported by American Community Survey data and 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, which are tabulations of ACS data. Additionally, some information is supplemented with more recent ACS data from the 2022 5-year estimates.

This data analysis, intertwined with public engagement efforts, guided the allocation of funding to activities and the formation of goals and objectives for 2025-2029.

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

Summary of Housing Needs

Appleton's population has grown in the past few decades. According to American Community Survey (ACS) data from 2016-2020, Appleton has a population of 73,890 residents with 29,725 households. The City's population has continued to grow in recent years, with 2022 5-year ACS estimates (spanning 2018-2022) that Appleton's population has grown to 75,133 and the number of households is 30,580. This report will primarily use the ACS 2016-2020 and any use of updated data will be properly marked to indicate the year and source. Continued growth will impact the housing market and overall availability of housing, and is expected during the operating period of this plan.

The housing market is significantly impacted by population changes. Residents of the City of Appleton have a broad and diverse set of needs across the housing market. There are a variety of needs to address, including prevention of homelessness, rapid-rehousing of people experiencing homelessness, access to safe and decent housing options, access to affordable rental and ownership housing opportunities, and rehabilitation of aging housing stock. Appleton currently has approximately 19,550 owner-occupied households and 10,175 renter-occupied households.

Analysis of data provided in the following sections indicates that minority, elderly, and rental households are affected disproportionately by housing problems in comparison to households in Appleton as a whole. This analysis is supported by feedback gathered from area agencies during development of this plan. The "housing problems" identified in this section are defined by the Department of Housing and Urban Development (HUD) and include incomplete kitchen or plumbing facilities, overcrowding, and cost burden. The housing problems are defined as the following:

Incomplete kitchen facilities: the unit lacks a sink with running water, a range (stove top), or a refrigerator.

Incomplete plumbing facilities: the unit lacks hot and cold piped water, a flush toilet, or a bathtub/shower.

Overcrowding: the unit has more than one person to a room. If there is more than 1.5 persons per room, the unit is considered to be severely overcrowded.

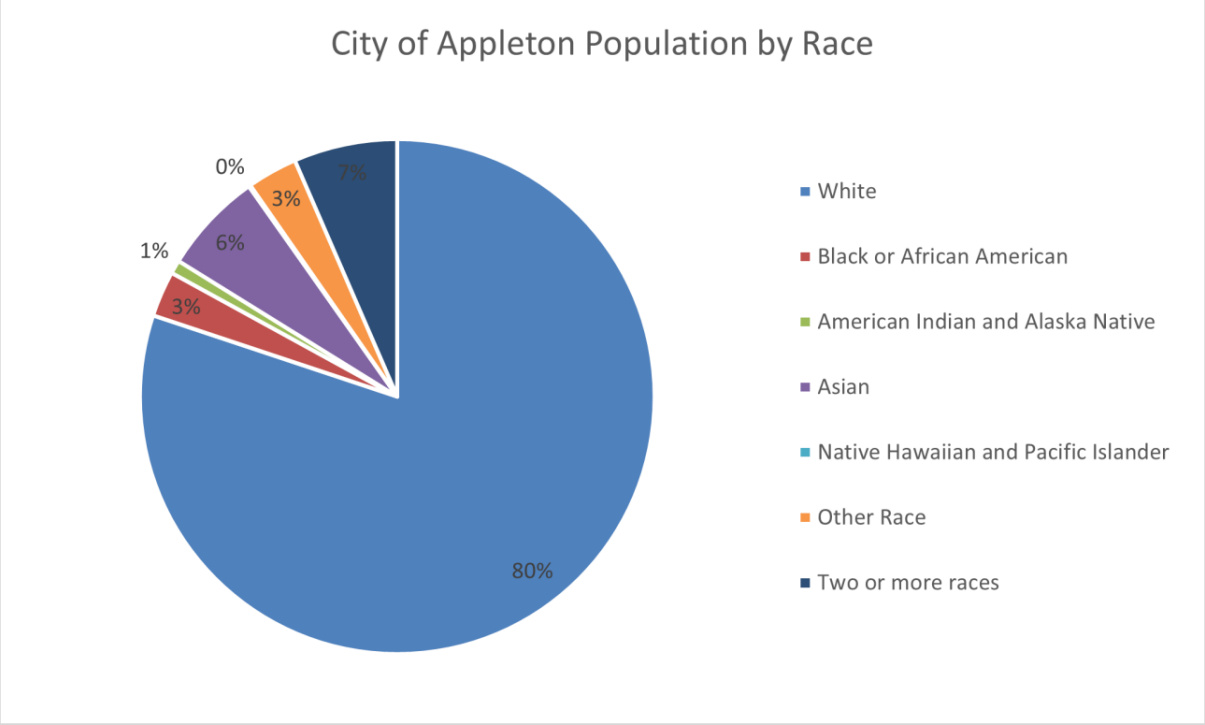
Housing Cost Burden: a ratio of housing cost to household income. It is recommended that a household spend no more than 30 percent of monthly income on housing. For renters, housing cost is gross rent, which includes the contracted rent plus utilities. For owners, housing cost is “select monthly owner costs,” which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Additionally, housing cost burden is further defined by the degree of burden. Households that pay between 30-50 percent of their income on rent are considered to be Housing Cost Burdened, and households that spend over 50 percent of their income on housing are considered to be Severely Housing Cost Burdened. Housing cost burden rates are often dependent on the housing market

conditions, with a low-supply market often leading to more people experiencing cost burden due to a lack of options available to them. Housing cost burden effects renters and owners at different rates in Appleton.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	73,120	73,890	1%
Households	28,450	29,725	4%
Median Income	$53,588.00	$61,475.00	15%

Table 5 - Housing Needs Assessment Demographics

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



Population Race Graph

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,510	3,965	6,570	3,700	11,995
Small Family Households	915	1,160	1,950	1,660	6,515
Large Family Households	275	250	475	210	955

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	495	705	1,600	655	2,195
Household contains at least one person age 75 or older	939	995	724	205	600
Households with one or more children 6 years old or younger	675	715	1,120	585	1,225

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	75	25	10	0	110	15	4	0	0	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	40	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	150	130	70	15	365	0	0	40	10	50
Housing cost burden greater than 50% of income (and none of the above problems)	1,175	300	35	10	1,520	660	240	60	4	964

	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
Housing cost burden greater than 30% of income (and none of the above problems)	485	740	180	35	1,440	350	895	475	250	1,970
Zero/negative Income (and none of the above problems)	95	0	0	0	95	40	0	0	0	40

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	1,400	450	115	25	1,990	675	245	135	15	1,070
Having none of four housing problems	940	1,540	2,565	1,160	6,205	495	1,725	3,760	2,495	8,475
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	729	445	60	1,234	114	370	234	718
Large Related	200	10	0	210	30	95	30	155
Elderly	354	345	84	783	689	425	130	1,244
Other	575	290	65	930	170	239	150	559
Total need by income	1,858	1,090	209	3,157	1,003	1,129	544	2,676

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	85	85	94	90	0	184
Large Related	0	0	0	0	30	10	15	55
Elderly	214	175	34	423	385	50	20	455
Other	0	380	35	415	150	0	0	150
Total need by income	214	555	154	923	659	150	35	844

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	150	130	70	15	365	0	0	80	10	90

	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
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	150	130	70	15	365	0	0	80	10	90

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	600	710	505	1,815	75	255	615	945

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

The data above does not include residents above 100 percent of area median income, and in some cases any residents above 80 percent area median income. For residents with income between 0 to 100 percent of AMI, there are about 3,085 owner-occupied households and 3,530 renter households that report having specific housing problems (substandard housing, overcrowding, or cost burden,) for a total of 6,615 units. Among the 6,615 households reporting a housing problem, there are 1,990 renter households and 1,070 owner households that report experiencing a severe housing program, for a total of 3,060 households with a severe housing problem. Households reporting a housing problem represent 22 percent of the 29,725 total households in the City of Appleton (Reference totals from Table 7).

Among both renter and owner occupied households, elderly households, small-related households, and other households (defined as a household consisting of non-related adults and includes singles) are the most likely to report experiencing a housing cost burden. These households may have a variety of factors that contribute to their cost burden, including limited income, limited options in the market due to undersupply, and limited options due to special needs. The largest number of renter households reporting a cost burden of greater than 30 percent are small-related households (1,234 households, 12 percent of renters) and households classified as “Other” (930 households, 9 percent of renters). The largest number of renter households reporting a cost burden greater than 50 percent were elderly

families (423 households) and other households (415 households). The largest number of owner-occupied households reporting a cost burden greater than 30 percent are elderly families (1,244 households, 6 percent of owners) and small-related households (718 households, 4 percent of owners). The largest number of owner-occupied households reporting a cost burden greater than 50 percent are elderly families (455). This data indicates that elderly households especially are having trouble keeping up with housing costs and price increases. Elderly households are often reliant on a fixed income that may not be high enough to support all basic needs in addition to housing. Small-related households and other non-family households also struggle with affordability. Strategies that provide these households with relief from housing problems should be supported by the activities strategies and outcome goals detailed in this plan.

The Fox Cities Housing Coalition (FCHC) has implemented HUD's Coordinated Entry approach to end homelessness. The FCHC maintains a list of homeless individuals and households in the City of Appleton and uses this list in conjunction with non-profits who provide housing and homelessness services to pull people off the list for housing. Many recipients also receive case management services to address life skills, education or job training needs, or other unmet needs. As of December 2024, there were people on the Coordinated Entry list in total, with being current residents of the Fox Cities. The list includes family households with children present, and single adult households. The July 2024 Point in Time count identified persons experiencing homelessness in the Fox Cities. The Appleton Housing Authority (AHA) is the largest provider of affordable rental housing in the City of Appleton. AHA experiences a high level of requests for assistance from single-person 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.

During interviews with the local domestic abuse shelter, Harbor House, staff indicated that their program served around 1,935 clients in 2023, which was an increase from previous years. While an estimate of the number of families in need of housing assistance specifically was not available for the City of Appleton, Harbor House has expanded their shelter in recent years in an effort to meet the increasing need. In 2018 in Outagamie County, law enforcement data from the Wisconsin Attorney General's office indicates that there were 777 incidents reported to law enforcement, with a total of 803 victims, including 20 children. In Calumet County, there were 134 reports incidents reported, with 157 total victims and 13 children. In Winnebago County, of which a small portion extends up to Appleton, there were 934 reported incidents with 1,410 total victims, including 19 children.

What are the most common housing problems?

There are approximately 19,550 owner-occupied housing units in Appleton and 10,175 renter-occupied housing units. Of all households between 0-100 percent Area Median Income (AMI) reporting a housing problem, housing cost burden is the most common housing problem. Owner-occupied households

between 0-100 percent AMI most often reported a housing cost burden of greater than 30 percent of household income, with 1,970 households (10 percent of all owner-occupied households) reporting a cost burden. The most common problem for renter-occupied households between 0-100 percent AMI is a housing cost burden of greater than 50 percent of household income for renters, with 1,520 households (15 percent of all renter-occupied households) reporting a severe cost burden. This indicates that renters face a higher cost-burden, with more renters per capita reporting being cost-burdened, and more of those renters being severely cost-burdened when compared to owners.

Overcrowded housing, with 1.01 to 1.5 people per room is the next most common issue among both homeowners and renters, but only 415 total households between 0-100 percent AMI are impacted, accounting for 2.3 percent of low and moderate income households. This issue impacts significantly fewer households than housing cost burden. Incomplete plumbing or kitchen facilities impacted only 110 renters between 0-100 percent AMI and 19 owners in that same income range.

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

Elderly homeowners and small-family renters report the greatest cost-burden. Among small-family renter-occupied households, 39 percent of households report a housing cost burden greater than 30 percent of annual income. Among elderly owner-occupied households, 46 percent of households reported being cost-burdened. These demographics may be impacted at higher rates for a variety of reasons. Small households are often comprised of younger adults who have limited/lower incomes than their older peers and may have fewer choices available at their income level. For elderly, owner-occupied households, many seniors are living on limited income from social security benefits and may not have sufficient monthly income to stay under cost-burden status.

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

Both the Salvation Army of the Fox Cities and Pillars, Inc. administer several rapid re-housing programs on behalf of the City of Appleton- the fiscally responsible entity. During interviews with both organizations, staff described the needs and characteristics typical of individuals and families at imminent risk of becoming homeless as:

- Undiagnosed or misdiagnosed mental health issues, lack of access to mental health treatment options
- Housing cost burden, with struggles amplified for single-income households
- Ongoing issues with substance abuse and addiction
- Availability and expense of dependable transportation

- Record of criminal behavior and/or past evictions
- Ongoing debt (utility, medical)
- Lack of childcare availability for parents to work

During interviews with both organizations, staff described the needs and characteristics typical of formerly homeless individuals and families and households currently receiving assistance as:

- Availability of adequate support networks
- Availability of quality affordable housing
- Availability of childcare
- Access to reliable transportation & insurance
- Access to medical, substance abuse, and mental health resources
- Access to job training or education programs to increase income

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:

N/A

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

The following characteristics may indicate instability and an increased risk of homelessness, according to member agencies of the local continuum of care- the Fox Cities Housing Coalition.

- Substandard housing units
- Utility debt
- Housing cost burden
- Insufficient support networks
- Destructive domestic relationships
- Previous/recent institutionalization or imprisonment
- Mental Health issues

Discussion

Overall, renter occupied households in Appleton report experiencing a housing problem at a higher rate than owner occupied households. The following comparison and discussion of the rates at which renters and owners report issues will help influence areas of impact that Appleton may consider in the upcoming years. Cost burden and severe cost burden are the two housing issues facing Appleton's residents at the highest rates and should be considered issues of high concern for funding opportunities.

Substandard conditions:

Renters - 110 renters, 1% of overall renters

Owners - 19 owners, <0.1% of overall owners

Overcrowding (>1.01 residents per room):

Renters - 365 renters, 3.6%

Owners - 90 owners, 0.5%

Housing Cost Burden >30%-50%

Renters - 1,440 renters, 14%

Owners - 1970 owners, 10%

Housing Cost Burden >50%

Renters - 1,520 renters, 15%

Owners - 964 owners, 5%

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

The City of Appleton is required to identify disproportionate housing needs of racial and ethnic groups within the community and make decisions to reduce the impact of these needs.

During the most recent decennial census count, residents were asked to identify their race(s). Appleton's racial demographic breakdown is as follows:

The vast majority of Appleton's population identifies as belonging to only one racial group, with 93.5 percent of residents reporting only one race.

White: 80 percent

Black or African American: 3 percent

American Indian and Alaska Native: under 1 percent

Asian: 6 percent

Native Hawaiian and Other Pacific Islander: Under .25 percent

Some other race (alone): 3 percent

Population of two or more races: 6.5 percent

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	2,870	290	164
White	2,230	285	149
Black / African American	135	4	4
Asian	195	0	10
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	175	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	2,430	1,705	0
White	2,090	1,445	0
Black / African American	64	0	0
Asian	89	95	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	160	130	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	1,335	4,140	0
White	1,165	3,465	0
Black / African American	15	20	0
Asian	85	165	0
American Indian, Alaska Native	0	80	0
Pacific Islander	4	0	0
Hispanic	45	325	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	380	3,280	0
White	320	2,765	0
Black / African American	0	110	0
Asian	35	155	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	20	195	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

In the City of Appleton, 45 percent of total residents with incomes between 0-100 percent AMI reported one or more housing problems (incomplete kitchen or plumbing facilities, overcrowding, and cost burden over 30 percent) or no income (cost burden cannot be computed). When analyzed by race/ethnicity, it is clear that there is a divide in who is most commonly experiencing the reported housing issues, although lowest income groups in general are the most likely to experience a housing problem. Among households with incomes between 0-100 percent AMI reporting a housing problem or no income, White households reported at a rate of 43 percent, Black/African American households at 62 percent, Asian households at 50 percent, American Indian/Alaska Native households at 26 percent, Pacific Islander households at 100 percent, and Hispanic households at 23 percent. It should be noted that there are significantly fewer Pacific Islander households than any other demographic and the small number of households may lead to error in these estimations.

Much of the variance in reported housing issues can be attributed to issues experienced by the lowest income residents at 0-30 percent AMI and >30-50 percent AMI. Overall, 91 percent of households at 0-

30 percent AMI reported a housing problem or no income. This again varied by race/ethnicity, with 89 percent of White households reporting an issue or no income, compared to 97 percent of Black/African American households, 100 percent of Asian households, 100 percent of American Indian/Alaska Native households, and 100 percent of Hispanic households.

At >30-50 percent AMI, the number of households reporting a housing problem or no income decreased but was still a challenge for many residents. Overall, 69 percent households with incomes at >30-50 percent AMI reported a housing issue. Among households at >30-50 percent AMI, 59 percent of White households reported a housing problem, compared to 100 percent of Black/African American households, 48 percent of Asian households, 100 percent of American Indian/Alaska Native households, and 55 percent of Hispanic households.

As household income increases, the number of households reporting a severe housing problem decreases significantly. The overall percentage of households reporting a housing problem was 24 percent for households with incomes at >50-80 percent AMI and 10 percent for households with incomes at >80-100 percent AMI. There is still significant variance in reports of housing problems by race at >50-80 percent AMI, with 43 percent of Black/African American households, 34 percent of Asian households, and 100 percent of Pacific Islander households at that income level reporting at least one housing problem.

Only among households with incomes between >80-100 percent AMI does the gap between racial groups significantly decrease. This indicates that overall households with lower incomes are most likely to report a housing problem, and that, generally speaking, non-white households are more likely to report a housing problem.

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

The City of Appleton is required to identify disproportionate housing needs of racial and ethnic groups within the community and make decisions to reduce the impact of these needs. Census data breaks down the estimated total households by race, and provides an opportunity to analyze whether households of different race have a higher or lower level of need (housing issues) compared to the percentage of the population as a whole that is reporting that need. The estimated racial breakdown of households in Appleton (from the 2020 5-year ACS estimates) is as follows:

White: 26,806 total households

Black or African American: 527 households

American Indian and Alaska Native: 132 households

Asian: 1,503 households

Native Hawaiian and Other Pacific Islander: 9 households

Some other race: 354 households

Two or more races: 398 households

Additionally, 1,106 households reported being of Hispanic or Latino ethnicity.

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	2,240	925	164
White	1,670	860	149
Black / African American	135	4	4
Asian	145	50	10
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0

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
Hispanic	175	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	705	3,435	0
White	560	2,980	0
Black / African American	39	25	0
Asian	29	155	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	60	230	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	235	5,245	0
White	155	4,480	0

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
Black / African American	0	40	0
Asian	60	190	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	4	0
Hispanic	10	360	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	140	3,520	0
White	115	2,970	0
Black / African American	0	110	0
Asian	25	165	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	0	220	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%

Discussion

In City of Appleton, 21 percent of total residents with incomes between 0-100 percent AMI reported one or more severe housing problem (incomplete kitchen or plumbing facilities, severe overcrowding, and

cost burden over 50 percent) or no income (cost burden cannot be computed). Among all residents, including households over 100 percent AMI, 11 percent of total households reported a severe housing problem, indicating that severe housing problems are disproportionally impacting low- and moderate-income residents. Among residents between 0-100 percent AMI, 20 percent of residents reported at least one or more severe housing problem, and 1 percent reported no income.

When broken down by race/ethnicity, it is clear that there is a divide in who is most commonly experiencing the reported housing issues. Among households with incomes between 0-100 percent AMI reporting a severe housing problem or no income, White households reported at a rate of 19 percent, Black/African American households at 50 percent, Asian households at 32 percent, American Indian/Alaska Native households at 26 percent, and Hispanic households at 23 percent. Only Pacific Islander households did not report any issues, but the number of households is significantly smaller than any other demographic.

Much of the variance in reported housing issues can be attributed to issues experienced by the lowest income residents at 0-30 percent AMI and >30-50 percent AMI. Overall, 72 percent of households at 0-30 percent AMI reported a severe housing problem or no income. This again varied by race/ethnicity, with 68 percent of White households reporting an issue or no income, compared to 97 percent of Black/African American households, 76 percent of Asian households, 100 percent of American Indian/Alaska Native households, and 100 percent of Hispanic households. At >30-50 percent AMI, the number of households reporting a severe housing problem or no income decreased significantly for most households but was still a challenge for many residents. Overall, 17 percent households with incomes at >30-50 percent AMI reported a housing issue. Among White households 16 percent reported a severe housing problem, compared to 61 percent of Black/African American households, 16 percent of Asian households, 100 percent of American Indian/Alaska Native households, and 21 percent of Hispanic households.

As household income increases, the number of households reporting a severe housing problem decreases significantly. The overall percentage of households reporting a severe housing problem was 4 percent at both >50-80 percent AMI and >80-100 percent AMI. Reports of severe housing problems by race were also much more aligned among these income groups, with one exception. Asian households at >50-80 percent AMI and >80-100 percent AMI reported severe housing problems at a rate of 24 percent and 13 percent, respectively. This indicates that while households overall tend to report fewer severe housing problems as their income increases, some households are still experiencing severe housing problems at disproportionate levels.

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:

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (ten percentage points or more) than the income level as a whole. Cost burden is a fraction of a household's total gross income spent on housing costs. A household is considered to have a cost burden if more than 30 percent of their annual income is spent on housing. The table below displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (less than 30 percent annual income spent on housing), cost burden (30-50 percent annual income), severe cost burden (more than 50 percent annual income), and no/negative income (cost burden cannot be computed).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,610	4,070	3,025	175
White	19,310	3,585	2,460	149
Black / African American	200	70	149	4
Asian	885	185	120	10
American Indian, Alaska Native	140	0	35	0
Pacific Islander	0	4	0	0
Hispanic	875	195	170	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Analysis of the data in the above table indicates that Black/African American households experience a disproportionately larger share of housing cost burden than households in the jurisdiction as a whole. In the jurisdiction as a whole, 76 percent of households reported having no housing cost burden, compared to only 47 percent of Black/African American households with no cost burden. All Pacific Islander households in Appleton reported experiencing a housing cost burden between 30-50 percent, however there is limited data on the actual total number of households.

Around 13 percent of overall households reported a housing cost burden of 30-50 percent in the jurisdiction. All other racial and ethnic groups reported between 14-17 percent cost burden, except for Pacific Islander households reporting a cost burden at 100 percent. The total number of Pacific Islander households is very low in Appleton and may cause data errors.

Around 9 percent of households in the jurisdiction as a whole reported a severe housing cost burdened (greater than 50 percent). This housing issue disproportionally affects minority racial groups in the area, with 35 percent of Black/African American households and 20 percent of American Indian and Alaska Native households reporting a severe housing cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Severe housing cost burden and other housing issues differ significantly by income level and by race. Of households between 0-30 percent AMI in the jurisdiction, 91 percent reported having one or more of four housing problems and 78 percent of those with a problem reported it as a severe housing problem.

At 30-50 percent AMI, 59 percent of households in the jurisdiction as a whole reported having one of four housing problems, while 100 percent of Black/African American households reported having problems. Of the 59 percent of households reporting housing problems, 29 percent of those reports were for a severe housing problem. In comparison, 60 percent of the Black/African American households that reported a housing problem was having a severe housing problem.

At 50-80 percent AMI, 24 percent of the jurisdiction as a whole reported a housing problem, with 18 percent of the reports being for a severe housing problem. Among Asian households at 50-80 percent AMI, 34 percent reported a housing problem, with 70 percent of reports being for a severe housing problem. Among Black/African American households, 42 percent reported a housing problem.

At 80-100 percent AMI, the reports of housing problems decrease significantly, but the presence of severe problems is a challenge that income did not entirely mitigate. Overall, only 10 percent of households in the jurisdiction with incomes between 80-100 percent AMI reported a housing problem, however, 36 percent of reported problems were for a severe housing problem. White households reported a housing problem at a rate of about 10 percent, but nearly half of all reports were for a severe housing problem. Among Asian households at this income level, 18 percent reported a housing issue, and 71 percent of reports were for a severe housing problem.

In every AMI category, one or more racial or ethnic groups reported housing problems at a higher rate than the jurisdiction as a whole.

If they have needs not identified above, what are those needs?

All known needs have been identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The ethnic density map found in Section MA-50 of this Plan illustrates the concentration of minority households in the City of Appleton. Overall, the locations of racial and ethnic households are dispersed throughout the City, with a few small neighborhoods of slightly higher concentration.

NA-35 Public Housing – 91.205(b)

Introduction

The Appleton Housing Authority's mission is to provide decent, safe, quality housing for individuals and families that need rent affordability along with opportunities and programming for participants desiring to become self-sufficient. As of February 2024, there were over 1,560 people (682 families) on AHA's Housing Choice Voucher waitlist, and almost 1,180 persons (460 families) on the public housing waitlist. The number of households on these waitlists significantly outpaces the number of vouchers and public housing units available.

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	203	555	12	532	11	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	12,707	12,360	11,821	12,464	7,899	0
Average length of stay	0	0	5	5	1	5	0	0
Average Household size	0	0	1	2	2	2	2	0
# Homeless at admission	0	0	0	1	0	0	1	0
# of Elderly Program Participants (>62)	0	0	88	108	0	108	0	0
# of Disabled Families	0	0	65	237	1	233	3	0
# of Families requesting accessibility features	0	0	203	555	12	532	11	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 23 – 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	178	440	11	419	10	0	0
Black/African American	0	0	4	64	1	62	1	0	0
Asian	0	0	15	35	0	35	0	0	0
American Indian/Alaska Native	0	0	6	15	0	15	0	0	0
Pacific Islander	0	0	0	1	0	1	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 24 – 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	0	20	0	20	0	0	0
Not Hispanic	0	0	203	535	12	512	11	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Appleton Housing Authority (AHA) has over 1,400 families on its voucher waiting list, of which 367 have a disability. There are 85 elderly applicants and 159 near-elderly applicants (ages 55 to 62) that may also benefit from an accessible unit.

The Appleton Housing Authority (AHA) has over 1,560 persons on its voucher waiting list, of which 317 have a disability. There are 161 elderly applicants that may also benefit from an accessible unit.

The AHA has **212** units of public housing stock, which includes the following composition of buildings:

Oneida Heights is a 159-unit complex that provides affordable housing units for persons that are either elderly or disabled.

Scattered Site public housing composes 53 units of AHA's total PH units and are open to anyone who is income-qualified

Other income-qualified units include:

The Landing at Eagle Flats is a 54-unit complex that provides affordable housing units to any income-qualified renters.

Grandview Townhomes are open to any income-qualified renters. There are 40 total units, with 8 units set aside for homeless persons, 8 units set aside for veterans, and 6 project based vouchers.

Riverwalk Place is a 70-unit complex that provides affordable housing units to seniors (62 or older).

Wollen Mills Apartments is a 60-unit complex with some income-restricted units

Persons with disabilities have a wide variety of needs other than accessible housing that must be met in order to remain living independently, including a stable source of income, access to appropriate medical services, personal care attendants, access to nutritional foods, affordable medications, medication management, accessible transportation, access to the internet, access to cell phone services, and access to socialization activities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Since these families are housed, the most immediate needs are financial stability, food security, access to medical care, access to affordable childcare, and access to reliable transportation. Many residents also struggle with paying utility bills, so energy efficient housing modification are always a need.

How do these needs compare to the housing needs of the population at large

The needs of the AHA residents and voucher holders directly correlate with the economic position of the City of Appleton's population at large. The higher level of family income translates to a reduction of these needs. Lower income families and individuals experience the same needs as those families with incomes that are extremely low (>30 percent AMI), very low (>50 percent AMI), and low (>80 percent AMI). The Appleton Housing Authority often experiences a high demand for one and two-bedroom units that exceed the availability in the Fox Cities region.

The Appleton Housing Authority also offers a homebuyer program, to assist first-time homebuyers in the purchase of a home through downpayment assistance and closing costs. To date (February 2025), there have been 704 closings assisted by the AHA.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Appleton shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

City of Appleton may identify different populations that are at a higher risk of homelessness but does not operate any programs that violate any applicable Federal anti-discrimination law.

Populations that experience homelessness in the City of Appleton include:

- Single Adults;
- Families with Children;
- Veterans;
- Chronically Homeless;
- Youth

Single Adults

Single adults are the largest group experiencing homelessness in the Fox Cities. Homelessness among single adults with an income is often due to being unable to secure affordable, available housing. A temporary financial or life crisis, such as losing a job, the end of a relationship, death of a partner, or health emergency, can result in a loss of housing and homelessness. The experience of homelessness for this population is most often brief and non-recurring.

Families with Children

Families experiencing homelessness are similar to other families that are also low income but have housing. Both may struggle with incomes that are far less than they need to pay for housing. Homelessness is often a result of a lost job or work hours, conflict with

family members they are staying with, an unanticipated bill or violence within the home, which causes the family to seek help. Homelessness can have a tremendous impact on children, particularly on their health, sense of safety, and overall development.

Veterans

Like civilians, veterans must navigate the lack of affordable housing and economic hardship that the population at large faces, but in addition to the challenges triggered by military service. Veterans often face invisible wounds of war, including traumatic brain injuries and post-traumatic stress disorder, both of which correlate with homelessness.

Chronic

Individuals and families experiencing chronic homelessness typically have complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions. Once experiencing homelessness, it is difficult for them to maintain their housing solution and as a result can experience long and repeated episodes of homelessness.

Youth

Youth homelessness in the Fox Cities area is often hidden. Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable. This population often have rooted family conflict and have economic circumstances including poverty, housing insecurity, racial disparities, mental health and substance use disorders. It is statistically shown that youth who identify as lesbian, gay, or bisexual, are pregnant or parenting, have special needs or disabilities, and are of color are also more likely to experience homelessness. The numbers illustrated in the tables below indicate that there is a higher need in the Fox Cities for smaller-sized affordable housing units than for families with children, which supports concerns expressed during many agency interviews.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	75	4	290	177	82	70
Persons in Households with Only Children	0	0	4	1	0	65
Persons in Households with Only Adults	113	9	520	250	80	94
Chronically Homeless Individuals	16	9	144	30	18	122
Chronically Homeless Families	4	0	27	13	7	84
Veterans	14	0	27	11	6	84
Unaccompanied Child	0	0	98	56	41	0
Persons with HIV	0	0	5	3	1	105

Table 26 - Homeless Needs Assessment

Data Source Comments: Data Source: Institute for Community Alliances (ICA), the Homeless Management Information System administrator, 2023 report. Data for unaccompanied youth was not available. The estimates for number of persons experiencing homelessness on a given night are from the 2024 aggregated totals of Point in Time counts.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	540	0
Black or African American	211	0
Asian	19	0
American Indian or Alaska Native	62	0
Pacific Islander	2	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	95	0
Not Hispanic	911	0

Data Source Comments: Data Source: Institute for Community Alliances (ICA), the Homeless Management Information System administrator provided sheltered information from 2024. Sheltered is defined by HUD as residing in emergency shelter and transitional housing.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

An additional 164 persons that identify as an other race or two or more races and an additional 5 persons whose race was unknown or not provided experienced homelessness and were not included in the chart above due to the racial categories included. As shown in the Homeless Needs Assessment table above, the estimated number of households currently receiving shelter, rapid rehousing, or permanent supportive housing assistance was 1,006 for 2024. The Fox Cities Housing Coalition has been successful in reducing the amount of time that a household (family or individual) is experiencing homelessness prior to being housed.

Households Breakdown:

Adults and Children: The estimated number of families with adults and children becoming homeless in 2023 was 177, while the estimated number of households (children and adults) exiting homelessness was 82.

Households with Only Children: The estimated number of households with only children becoming homeless in 2023 was 4, while the estimated number of households exiting homelessness was 0.

Households with Only Adults: The estimated number of households with only adults becoming homeless in 2023 was 520, while the estimated number of households exiting homelessness was 80.

Chronically Homeless* Individuals: The estimated number of individuals experiencing chronic homelessness in 2023 was 144, while the estimated number of households exiting homelessness was 18.

Chronically Homeless* Families: The estimated number of families experiencing chronic homelessness in 2023 was 27, while the estimated number of households exiting homelessness was 7.

Persons with HIV: The estimated number of persons with HIV experiencing homelessness in 2023 was 5, while the estimated number of households exiting homelessness was 1.

*Chronic homelessness is defined as an individual with a disability who lives in a place not meant for human habitation, a safe haven, or an emergency shelter, who has been homeless for at least 12 months or at least four separate times in the last three years.

The difference between the estimates of those becoming homeless and those exiting homeless indicates that the Fox Cities Housing Coalition is struggling to make gains in permanently housing families with children, as more are becoming homeless than exiting homelessness. The FCHC has been very active in fighting homelessness, but limited resources and a shortage of housing supply has been a major challenge in recent years.

The estimated number of veterans that experienced homelessness in 2023 was 27, a significant decrease from 54 veterans in 2019. The estimated number becoming homeless in 2023 was 11, with only approximately six veterans exiting homelessness. Ideally, there would be more persons exiting homelessness each year than entering homelessness, so current numbers indicate a negative outcome but there have been significant improvements in recent years in reducing homelessness among veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to 2023 ACS 5-year estimates, just under four percent of the City of Appleton's population identified their race as Black/African American or at least one other race and Black/African American. The aggregate data shown in the table above indicates that 21 percent of the homeless population sheltered identified as Black/African American. The 17 percent difference between the data presented for overall population and homeless sheltered suggest that a disproportionate number of Black/African American individuals are affected by homelessness in the City of Appleton. However, the majority of individuals and households experiencing homelessness in the City of Appleton identify as white only (54 percent), and non-Hispanic (91 percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As shown in the Homeless Needs Assessment table [above], the data from the January and July 2024 Point in Time counts indicates that approximately seven percent of the homeless population in the Fox Cities was unsheltered. Of the 178 total unsheltered households reported between both counts, 41 were households with children and 144 were households with adults only. The number of households with children experiencing homelessness has increased in recent years.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs assessment evaluates both the housing and supportive services needs of members of the community that have special needs. Special needs populations may include, but are not limited to the elderly, persons living with mental, physical and/or developmental disabilities, persons experiencing alcohol or other substance abuse addictions, and victims of domestic violence, dating violence, sexual assault or stalking.

Describe the characteristics of special needs populations in your community:

Defining the special needs population in the City of Appleton is a result of several consultations and interviews with service-providing organizations in the community. The most prevalent characteristics of this population are:

- Persons affected by mental, physical, and/or developmental disabilities;
- Persons struggling with substance abuse; and
- Elderly persons/households that are in need of an array of supportive services

  According to census data, the estimated number of households in the City of Appleton with a disability is 16,767 or 22 percent of the total noninstitutionalized population. Institutionalized populations include correctional institutions, nursing homes and other institutions that house persons with a disability. Affordable and accessible housing options for people with disabilities include Oneida Heights, Randall Court Apartments, GlenPark Apartments, Pillar's Ascend apartments, Pillar's WireWorks apartments, Riverwalk Place, and John Fischer Manor.

What are the housing and supportive service needs of these populations and how are these needs determined?

During consultation with the various organizations of the community that provide services, the most common needs for non-homeless special populations include:

Transportation- specifically affordability and availability for those that cannot afford to own a vehicle or are not physically capable of transporting themselves. The City of Appleton's Valley Transit Authority has recently had to limit hours and cut service due to staffing challenges, further limiting options to get around. Valley Transit also operates the VT Connector, a service that provides riders with connections

between transfer points on the bus line and their starting or final destination. This is operable during normal hours and on Saturdays.

Mental Health Services- In addition to being the most predominantly identified need by community agencies, 60 percent of respondents to the Community-Wide Needs Survey indicated that access to health services and dental services was very important. This includes access to qualified professionals, insurance and/or financial capacity to receive continuous services, and extended care.

Discharge Services- The other predominant need identified was discharge planning for individuals returning from mental/physical health institutions and Department of Justice institutions. There are currently no facilities or resources available to this demographic.

Housing- specifically accessibility, affordability, and attainability. Prices for housing in the City have been increasing significantly in recent years, making it even more difficult for the special needs population to attain housing units. Furthermore, due to the competitive market, costs associated with renting are inflated. For current homeowners- particularly the elderly- affordability plays a factor as the unit ages and deteriorates, hindering their ability to rehabilitate the unit or make it accessible. People who were recently institutionalized may also struggle to find housing options with a lack of recent rental history and landlords unwilling to accept them in a tight rental market.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

N/A

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Respondents to the Community-Wide Needs Survey were asked to rank the importance of five categories of eligible CBDG activities on a scale of 1 to 5, and to rate specific issues as very important, somewhat important, or no important.

All rankings of the five categories were summed to find the average ranking of each activity category to understand how many people viewed it as an important priority for the City. The higher overall number, the more people ranked it as a high priority activity. The distribution of the summed rankings is as follows:

Public Services - 3.375/5

Housing Rehab - 3/5

Public Facilities and Improvements - 2.9/5

Homeownership Assistance - 2.7/5

Economic Development - 2.6

The amount of public service dollars that can be committed each year is capped at 15 percent of the total CDBG allocation. The City is currently utilizing the share of public services dollars for the Community Resource Navigator staff position that connects persons experiencing homelessness and other basic needs crises with resources available to them in the community.

Housing Rehabilitation projects were the next top priority in the community. The City of Appleton offers a housing rehabilitation loan program that provides zero interest loans to income-qualified residents for critical home improvements, such as roofing and foundation improvements, windows, siding and fascia, accessibility upgrades, and other updates that enable homeowners to stay in their homes. Rebuilding Together Fox Valley provides homeowner rehabilitation through a grant program, especially focused on improvements for disabled and elderly residents to ensure their homes are accessible and they can age in place. These projects are important for ensuring that affordable ownership and existing housing in the community is retained and maintained.

Around 40 percent of the Community-Wide Needs Survey respondents expressed that the condition of parks and other public spaces are in the same condition as five years ago, and 92 percent of respondents indicated that improvements to neighborhood parks and public spaces is somewhat or very important. These are considered public facilities and was an area of interest for improvements for many residents.

Additionally, 90 percent of respondents said that funding for homeless shelters was somewhat or very important.

During agency interviews, several representatives raised concerns regarding the need to develop specific public facilities, including a youth shelter, a shelter for individuals discharged from institutional settings, and mental health facilities.

How were these needs determined?

In addition to the Community-Wide Needs Survey and the Stakeholder Survey, the need for public facilities was discussed during multiple agency interviews during the development of this Plan.

Describe the jurisdiction's need for Public Improvements:

Maintaining the quality of the City of Appleton's infrastructure while experiencing federal and state funding decreases has proven difficult. Because infrastructure activities are general high-cost projects, funding them through the CDBG program has not been considered a high priority in the past. However, 100 percent of respondents to the Community-Wide Needs Survey indicated that the repair or replacement of streets, sidewalks and/or infrastructure is somewhat or very important. City departments are working to improve street conditions and have embarked on a Complete Streets project to ensure that all streets are safe for a variety of multi-modal transportation options. CDBG funds may be leveraged in this project to assist with the improvements.

Unfortunately, due to the budget constraints, street repair and replacement has been so delayed that the materials are expected to last double the normal life cycle. Considering the high priority response to improve infrastructure needs in the community, continued budgetary constraints may require the City of Appleton to consider utilizing CDBG funding for small street projects in low and moderate-income areas.

Other areas of interest for public improvements include parks and public spaces, and improvements to resources such as homeless shelters and other community facilities. 92 percent of respondents said that improving the condition of neighborhood parks and public spaces was important. Respondents indicated that the number of places for children to play is "about right" with 65 percent of respondents selecting that option. This indicates that improvements to existing parks may be a benefit that would suit residents needs and benefit the community through CBDG dollars. Residents also voiced interest in supporting homeless facilities and services, with 90 percent of respondents indicating that funding

improvements at homeless shelters was somewhat or very important. Public facilities improvements dollars can be used for improvements to critical community institutions such as a homeless shelter.

How were these needs determined?

Staff considered the Community-Wide Needs Survey, the City's Capital Improvement Plan and Five-Year Paving Plan, and feedback from City staff and residents during various public events to determine the needs and areas of interest for investment.

Describe the jurisdiction's need for Public Services:

According to the Appleton Health Department's Community Concerns Survey, 88 percent of respondents believe there are unmet mental health needs in the community, and 63 percent disagree that access to mental health services is timely and available. Another 66 percent of respondents say that childcare is very important but unavailable in the community and nearly 100 respondents said that childcare availability impacts their job opportunities. Other areas of interest for public services included drug and alcohol abuse services, services for specific populations such as seniors and youth, and health services for low- and moderate-income residents. In almost every interview conducted with community agencies during the development of this Plan, mental health and substance abuse services were mentioned as the highest needs in the community. These services include the financial support to pay for the services, the increased availability of the services, and the accessibility to the services, including connecting people with services.

The City created a Community Resource Navigator position that responds to persons experiencing homelessness or other basic needs crises to connect them with resources available in the community to combat the challenges they are facing. Over 25 percent of respondents to the Community Concerns Survey stated that they did not know where to find resources in the community, indicating that there is a high need for connecting people with the variety of assistance forms that exist in the community. The CRN can connect residents with homelessness services, health services, transportation needs, and other critical services that are high priority to Appleton's residents.

Another concern expressed during every interview with community agencies was the need for improved public transportation. Affordable fares, accessible locations, and inclusive routes all impact the need for improvement with transportation services. Community Needs Survey respondents also indicated that adding additional bus stop or shelters was somewhat or very important (65 percent of respondents) and 33 percent of respondents stated that transportation options are worse off today than they were five years ago.

How were these needs determined?

In addition to the Community-Wide Needs Survey, various agencies that provide a spectrum of services to low and moderate-income citizens in the community were interviewed. These agencies were able to provide valuable insights based on their daily interactions with clients who need these services, and through their communication with various other organizations in the community. Each organization interviewed was able to shed light on the needs in the community and the challenges that their clients might face in accessing these resources.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The primary challenge to create & preserve affordable housing in the City of Appleton is that household income is failing to keep up with rising housing costs. There are approximately 30,870 housing units in the City of Appleton, with 29,729 estimated to be occupied according to the 2020 5-year ACS estimates. Owner-occupied units comprise about 67% of occupied housing units, while renter-occupied units comprise about 34% of occupied units. Appleton has a mixed housing stock that varies in age, but over 44% of total units were built prior to 1980 in Appleton. This is important to note because older housing often has higher maintenance costs, and housing built prior to 1978 was not subject to lead safe housing regulations, so lead removal is a frequent priority for homeowner rehabilitation. Owner-occupied units have a slightly higher percentage of units built prior to 1980 (67%) than renter-occupied units (62%).

The market in Appleton has changed significantly in recent years as well. Appleton has a low vacancy rate for both renter and owner-occupied housing units, which limits buyer's and renter's choices in the market and increases the power of property owners to raise prices. As of the 2022 5-year ACS estimates, Appleton had an owner-occupied unit vacancy rate of 0.4 percent and renter vacancy rate at 2.6 percent. In 2023, Appleton approved 98 single-family detached unit permits, 2 two-family building permits, and 46 multi-family building units permits. City staff are working to streamline development and increase communication with developers to encourage quicker development.

The estimated cost of a new single-family unit was $309,085 in 2020 and shot up to $468,068 by 2022, indicating a sharp increase in the price of new units. According to Zillow, in September 2024, the median list price of houses for sale was $283,267, with a median sale price in August 2024 of $271,967. Since January of 2020, Zillow's home value index has increased by over 56%, indicating a significant rise in overall estimated home value. On average, homes in the City of Appleton sell after 44 days on the market (RedFin).

There have been multiple new developments in Appleton in the last 10-15 years, including:

- Woolen Mill Lofts (60 units, income restricted & market rate)
- RiverHeath - Evergreen (35 units), Prairie (35 units), and Willow (100 units)
- Union Square (53 units, income restricted).
- Eagle Flats - The Landing (54 units, income restricted) and Riverwalk Place (70 units, affordable senior housing)
- Crescent Lofts (69 total units, income restricted & market rate).
- Avant Apartments (33 units)
- Gabriel Lofts (21 units)
- 800 Block West College (20 units)

- 301 E College Ave (28 units)
- Zuelke Building (66 units)
- Rise Apartments & Townhomes (48 units)
- Urbane 115 Apartments (56 units)
- Fox Commons - Student apartments for Lawrence University (60 units, 170 beds)
- Clearwater Creek (14 single-family units)

Future developments that will increase total units and boost affordable housing supply include:

- Second phase of Urbane Apartments (75 units)
- Thrivent Headquarters land redevelopment - a mix of commercial/mixed use and multi-family, townhomes, and single-family units (2,200-2,300 total units)
- Valley Transit Center Redevelopment will add housing in Appleton's downtown, including income-restricted housing
- Trout Museum will have 46 one-and two-bedroom apartments at market price

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

Introduction

In general, there are housing options in the City of Appleton suitable for families and individuals with a variety of needs. However, despite the variety of developed units, there are still needs that are unmet or undersupplied. Interviews with multiple agencies revealed that:

- There is a shortage of 1 bedroom rental units for individuals in need of supportive services, who are often at the top of the Coordinated Entry list;
- Construction of new small homes is difficult due to development costs of new subdivisions, and zoning restrictions such as setbacks and parcel size minimums;
- Appleton's growth area is limited due to boundary agreements with surrounding municipalities, and the subdivisions that exist in the newly developing areas of Appleton consist of medium to large lots that are not conducive to the construction of smaller-sized homes

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,380	66%
1-unit, attached structure	1,910	6%
2-4 units	3,245	11%
5-19 units	3,200	10%
20 or more units	2,005	6%
Mobile Home, boat, RV, van, etc	130	0%
Total	***30,870***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	235	2%
1 bedroom	160	1%	2,170	21%
2 bedrooms	2,915	15%	5,460	54%
3 or more bedrooms	16,435	84%	2,310	23%
Total	***19,560***	***100%***	***10,175***	***100%***

Table 28 – 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.

The Appleton Housing Authority provides a total of 594 vouchers for several types of programs (as detailed in Table 22), and 209 units of public housing.

The Housing Inventory Chart (HIC), a monthly compilation of housing available through the Fox Cities Housing Coalition (FCHC), gives a snapshot on the monthly number of units and beds utilized by people seeking housing and homelessness services. The total number of beds available is as follows:

Emergency Shelter for homeless individuals and families (137 units total)

- 68 beds for victims of domestic violence, with 34 total units;
- 55 beds for individuals only, with 55 total units;
- 80 beds for individuals and families, with 48 total units

Permanent Supportive Housing for homeless individuals and families (28 units total)

- 20 beds/units for individuals only;
- 9 beds (6 units total) for families;
- 23 SRO beds for individuals

Rapid Re-Housing for homeless individuals and families (10 units total)

- 53 beds (22 total units) for individuals or families

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 at this time. In recent years, inventory of income-restricted units that are reserved for low-and moderate-income residents has increased due to grants and tax credits for housing development.

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

Most people in Appleton will find a housing unit to meet their needs, but low overall supply, inadequate supply of certain types of units, and inadequate supply of affordable units are all challenges that result from housing unit supply being misaligned with the demand in Appleton.

There are specific segments of the population whose housing needs are not being met, particularly individuals with special needs that may need additional supportive services. Additionally, there is a shortage of units available for one-person households experiencing homelessness, according to service providers in Appleton. Ensuring that there is a willingness to lease to clients with former homeless or incarceration/institutionalization backgrounds is a major goal for homeless service providers in Appleton, and service providers discussed the lack of transitional housing options for people who are

integrating back into society after institutionalization. There is also a lack of agency-owned housing units that can provide supportive services and serve clients housing needs for longer periods of time to achieve stabilization. Permanent supportive housing options that are not time-limited in the provision of assistance are a major need in Appleton.

Housing services organizations currently provide rapid rehousing assistance, which is a two-year time limited assistance to get people experiencing homelessness back on their feet and able to earn wages that can support their households needs. The vast majority of people experiencing homelessness are not chronically homeless, but are experiencing a stint of homelessness due to a temporary emergency such as the loss of a job, a health issue, or other similar event. These clients benefit from programs such as rapid rehousing that help them regain stability and offers additional resources to increase education or job opportunities, but does not serve the needs of all persons experiencing homelessness.

Describe the need for specific types of housing:

During several interviews with community agencies, the need for smaller one and two-bedroom rental units was expressed. Single individuals and smaller families have had problems finding smaller rental units within their affordability range, forcing them to chose options that are larger than they need and often become housing cost burdened. The overall median cost of housing between 2020 and 2022 rose between 11.5-18% for renters, depending on bedroom size.

The need for more transitional and permanent supportive housing units was also expressed as a high need. These particular units are accompanied with the provision of services, which aid individuals and families in making the transition from dependence of supportive services to independent living situations.

Discussion

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

Introduction

Analysis of data provided in this section indicates that those families and individuals in the lowest income category (30 percent HUD Area Median Family Income (HAMFI)) and those looking for a rental unit with one to two bedrooms, face a housing shortage in the City of Appleton.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	137,500	157,700	15%
Median Contract Rent	572	653	14%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than $500	2,005	19.7%
$500-999	6,994	68.7%
$1,000-1,499	890	8.8%
$1,500-1,999	180	1.8%
$2,000 or more	99	1.0%
Total	***10,168***	***99.9%***

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	825	No Data
50% HAMFI	3,765	2,215
80% HAMFI	6,995	6,744
100% HAMFI	No Data	9,477
Total	***11,585***	***18,436***

Table 31 – 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 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to Table 6, in the Needs Assessment section of this Plan, the total number of households in the City of Appleton under the 0-30 percent HUD Area Median Family Income (HAMFI) category is 3,510. When comparing that total to the number of rental units available under the 30 percent HAMFI (825 units), per Table 33 above, it appears there is a severe lack of housing available to households at this income level. When comparing the number of households in other income categories to available housing, the numbers are much more aligned and do not indicate quite a severe shortage of units. However, there are slightly fewer units available to households at >30-50% HAMFI than there are total households at that income level, so they may pursue the available lower-priced units that households at 0-30% HAMFI can afford, further putting pressure on the availability of affordable units for those at the lowest income tiers.

Meeting demand for units at all income levels is critical for ensuring that affordable housing units are available for those at the lowest incomes. When supply does not meet demand, those with the lowest incomes suffer the most from the unavailability of housing. Buyers and renters with higher incomes have more flexibility in the market, and can afford to get a unit that is priced at a lower rate than ~30 percent of their annual income, taking units affordable at a certain income level off the market for those who need it. This process continues for each income level, until those with the lowest income levels (and no ability to spend more on their housing) have very few options that are affordable and available to them. Additional development at all income levels is important to ensure that needs are being met, and new units open up older units and put downward pressure on the price of those units, increasing the overall supply of affordable units as new units are brought online. This process is known in the housing market as filtering.

How is affordability of housing likely to change considering changes to home values and/or rents?

The City of Appleton has seen unprecedented growth in home prices. The median estimated home value according to Zillow rose 56 percent from 2020 to 2024. The cost for a new unit increased from $309,085 to $468,068 according to Appleton's Housing Fee Report, indicating that new development has mostly been aimed at higher-income residents who can afford the high cost of these units. It can be very

challenging to produce new developments that are affordable due to land costs, zoning and parcel restrictions, and high materials and labor costs that shot up during the pandemic and have not reduced. The City of Appleton is working to reduce the administrative costs of development and speed up the development approval process to ensure that needed housing developments are brought online in a timely manner to address supply challenges. Additionally, the City is leveraging American Rescue Plan Act (ARPA) dollars to encourage development of affordable units for the Valley Transit Center redevelopment, to ensure that more affordable units are available in Appleton. Other strategies that can increase the presence of affordable and missing-middle housing in Appleton are being explored through the process of updating the City's Comprehensive Plan.

Rent has been increasing due to a tight rental market without enough supply to meet the needs of residents at all income levels. HUD Fair Market rents increased at varying rates between 2022 and 2023, with efficiency units increasing the least, at 5.9% increase, and one bedroom units increasing the most, at 9% increase. These price increases are significantly higher than previous increases in recent decades. This suggests that housing affordability will continue to be a challenge, especially for individuals or small families looking for one-bedroom units.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Median contract rent was $673 in Appleton in 2020, and median rent in the area continues to increase. In 2022 ACS 5-year estimates, median contract rent was $770, almost an 18% increase in two years. Area median rent provides an estimate of the middle rate rent in Appleton, meaning that half of units rent for above the median rent, and half rent for below it. Although area median rent does not specify the unit size, because the City of Appleton's median rent of $770 in 2022 is between the FMR for one-bedroom and two-bedroom units, conclusions could be drawn that:

1) A large percentage of rentals in the City of Appleton are one and two-bedroom units;

2) The rent being charged is close to fair market value, but not necessarily affordable to residents at lower income levels;

3) Although the rental market is mostly smaller bedroom units, due to the current demand, there may be a need for additional rentals comprised of one and two bedrooms.

These conclusions are supported by input from various agencies that were interviewed during the development of this Plan. Encouraging developers [interested in constructing new, affordable housing] to incorporate more one and two bedroom sized units would be helpful in accommodating the need for smaller rental units as identified by housing services providers such as Pillars and Salvation Army.

Discussion

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

Introduction

The condition of housing in the City of Appleton can be assessed as relatively good considering over 65 percent of total housing units were built before 1980. However, because 40 percent of renter-occupied units report at least one housing problem, the condition of rental units is an area of concern. Also, due to the age of 65 percent of the housing units, remediation of lead hazards must also be addressed.

While data regarding the total number of vacant and abandoned units in the City of Appleton was not available, maintenance issues associated with these types of properties are managed by the City of Appleton's Inspection Division.

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

The City of Appleton has adopted the State building code and existing buildings regulations, according to the Wisconsin Administrative Code, SPS Chapters 330-366.

The City of Appleton's Municipal Code defines the maintenance of buildings in Section 4-1, and states *"Maintenance of buildings: All buildings and structures and all parts thereof, both existing and new, shall be maintained in a safe and sanitary condition. All service equipment, means of egress, devices and safeguards which are required by this chapter in a building or which were required by a previous statute in a building when erected, altered or repaired shall be maintained in good working order."*

The Municipal Code also defines unsafe conditions in Section 4-181, stating *"Right of condemnation: All building or structures that are or become unsafe, unsanitary or deficient in adequate exit facilities, which constitute a fire hazard or are otherwise dangerous to human life or the public welfare, or which are detrimental to public health, safety and welfare by reason of illegal or improper use, occupancy or maintenance, shall be deemed unsafe buildings or structures." "A vacant building, unguarded or open at a door or window, shall be deemed a fire hazard and unsafe within the meaning of this section."*

The City of Appleton's Municipal Code allows for the rehabilitation of buildings in Section 4-184, *"Restoration of building: If the damage or cost of reconstruction or restoration is in excess of 50 percent of its fair market value, exclusive of foundations, such building shall be made to comply in all aspects with the requirements for materials and methods of construction of new buildings."*

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,180	16%	3,190	31%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	35	0%	265	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,340	84%	6,725	66%
Total	***19,555***	***100%***	***10,180***	***100%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,230	11%	1,500	15%
1980-1999	4,190	21%	2,405	24%
1950-1979	7,960	41%	3,899	38%
Before 1950	5,165	26%	2,360	23%
Total	***19,545***	***99%***	***10,164***	***100%***

Table 34 – 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	13,125	67%	6,259	62%
Housing Units build before 1980 with children present	1,670	9%	1,100	11%

Table 35 – 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 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Approximately 13,125 housing units were built prior to 1980 and are located in HUD-designated low and moderate-income (LMI) block groups. The Lead Based Paint Hazards map indicates the residential structures built pre-1978 and shows that the disbursement of these houses within the City of Appleton's identified LMI block groups.

Discussion

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

Introduction

Public housing, available through the Appleton Housing Authority, includes Oneida Heights, a 159-unit apartment building near downtown Appleton, and 48 scattered site units. The Appleton Housing Authority also has 594 Housing Choice Vouchers and 47 vouchers for Veterans Affairs Supportive Housing. As reported in AHA's 2023 PHA Plan, there were over 1,400 applicants on the Housing Choice Voucher waiting list. As of April 6, 2024, the Housing Authority had over 1,800 total applicants.

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	212	597	13	584	58	0	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing available in the City of Appleton consists of Oneida Heights housing development and scattered site units. Oneida Heights is a 159-unit apartment building for seniors located near downtown Appleton. While the building is well-maintained, it is an aging facility in need of

several upgrades. The 48 scattered site units are comprised of one and two unit homes, and one four-plex. The units are well-maintained by the Housing Authority and are considered in good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Appleton Housing Authority	88

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Oneida Heights senior apartment complex is an aging building, and while it is well maintained, renovations and upgrades need to be completed on a continuous basis, as funding allows ensuring the good condition of the facility. Additionally, maintaining cleanliness and health standards are key priorities for maintenance of this building. This project is currently being reevaluated and may be reformulated significantly in the next five years to better serve tenants needs and adjust to changing HUD priorities around public housing funding.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Appleton Housing Authority has a strong focus on promoting family self-sufficiency. The AHA employs one full-time Family Self-Sufficiency Coordinator, and offers a wide variety of resources including: case management, life skills, mentoring, career counseling, childcare assistance, health services, continuing education, financial incentives, transportation, job training, support groups, and workshops. Other community partnerships include programming with the Fox Valley Technical College.

Discussion:

The Appleton Housing Authority received American Rescue Plan Act funds amounting to $1,500,000, which will be used to assist in the development of a 40-unit apartment complex, with 33 income restricted units. The breakdown of the expected units is as follows: 9 units for households at 30 percent AMI, 16 units for households at 50 percent AMI, and 8 units for households at 60 percent AMI.

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

Introduction

Three facilities in the Fox Cities area provide shelter for individuals and families experiencing homelessness- Pillars Adult Shelter, Pillars Adult and Family Shelter, and Harbor House Domestic Violence Shelter. While Harbor House specifically shelters and provides services for victims of domestic abuse, sexual assault, trafficking and stalking, the Adult Shelter provides shelter and services specifically to single individuals experiencing homelessness, and the Adult and Family Shelter provides shelter and services to men, women, and children experiencing homelessness. In addition to shelter, clients are provided with personal care items and meals to meet their basic needs. Through Pillars Adult Shelter and Pillars Adult and Family Shelter, up to 140 people can receive services.

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)	148	0	0	0	0
Households with Only Adults	60	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 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Housing Inventory Count (HIC January 2025)

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 The Fox Cities Housing Coalition, of which the City of Appleton is an active member, is comprised of a wide variety of member agencies that provide various mainstream services that complement services targeted to individuals and families experiencing homelessness. Such services include, but are not limited to:

- Temporary assistance for needy families (TANF)
- Runaway and homeless youth programs
- Head start programs & child care
- Housing and services funded through the Department of Justice resources
- Housing and service programs funded through Health and Human Service resources
- Mental health services
- Substance abuse services
- Disability advocacy and services
- Domestic violence advocacy and services
- Employment assistance
- Healthcare
- Job training & education
- Legal services
- Case management/life skills
- Budgeting
- Literacy
- Transportation

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.

Harbor House Domestic Abuse Shelter provides more than a safe shelter to women and children experiencing domestic abuse; if needed, food, clothing, personal care items, and other basic needs are also provided to clients. Both shelter residents and nonresidents are encouraged to meet with an advocate to develop a safety plan and get connected to additional services that move them beyond basic safety and towards a life of self-sufficiency and personal empowerment.

Pillars Adult and Family Shelter provides safe and secure short-term shelter for men, women, and families. The Shelter also provides basic needs such as meals, hygiene products, transportation assistance, and laundry and shower facilities. Client-centered case management is provided to Shelter residents as a means to assess barriers that are preventing employment, housing solutions, and connection to other services available in the community. Additional services available through the

Shelter program include physical and mental health services, vocational skills assessment and training, legal services, and economic support.

Pillars Adult Shelter provides basic needs- shelter, food, clothing, safety- to adult individuals experiencing homelessness. Many of the Adult Shelter's clients are experiencing chronic homelessness. While services are not directly offered through the Shelter, referrals and connections to mainstream resources are made to local resources.

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

Introduction

There are individuals in the City of Appleton that are not homeless, such as those returning from mental and physical health institutions, that require supportive housing and programs. Agencies that provide such services, of varying degrees, include: Riverview Gardens, COTS, Ryan Community, and the Salvation Army of the Fox Cities.

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

During interviews with multiple community organizations, the highest needs expressed for this population included rent assistance, intensive case management, and accessibility. Particularly for case management, an emphasis needs to be placed on mental health and substance abuse recovery. Accessibility assistance is especially in demand for elderly homeowners that cannot afford renovations allowing them to remain in their home as they age. Additionally, overall accessibility to transportation services has proven challenging for the identified special needs population.

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

COTS maintains four temporary transitional shelter facilities in the City of Appleton for individuals that may include persons returning from mental and physical health institutions. Each client is required to participate in a Living Skills Program, which emphasizes basic living skills (including personal care), substance abuse recovery and relapse prevention, budgeting, employment, and decision making. Participants set individualized goals, and progress is reviewed often for the duration of residency. It has been proven that by focusing on these efforts, the likelihood of participants achieving self-sufficiency has increased, thus reducing the reliance on subsidized housing and supportive services.

Riverview Gardens ServiceWorks program creates opportunities for employment and self-sufficiency for individuals who are entering the community from incarceration. The program's job training model focuses on four principles of transferable work skills that help individuals obtain stable, permanent employment and build a support network.

Ryan Community is a residential halfway house for males, supervised by the Department of Corrections. Clients participate in programming for 90 to 120 days, receiving correctional counseling focused on the principles of thinking errors- Moral Reconation Therapy (MRT), relapse prevention, anger management/domestic violence, decision making, assertiveness, independent living skills, employment/vocational development, financial management, and weekly case management.

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 Appleton's Homeowner Rehabilitation Loan Program provides low and moderate-income homeowners with no-interest, deferred payment loans to make necessary repairs and improvements to their homes and will continue to be funded through the CDBG program. In addition, the Appleton Housing Authority is being funded for their first-time homebuyer program, which also provides downpayment assistance and rehabilitation assistance as needed for homes purchased by low and moderate-income persons.

The City of Appleton will always consider CDBG funding requests, submitted by community partner agencies, that propose activities and services that benefit the special needs population at a high priority. During the next year, the City of Appleton plans to provide funding to Rebuilding Together Fox Valley to assist individuals living independently through providing accessibility modifications to their homes. The City also plans to fund Pillars to conduct shelter improvements, accessibility upgrades for the newly developed Family Resource Center in downtown Appleton, assistance for homebuyer opportunities for Habitat for Humanity, and other projects that address concerns of residents, including, but not limited to rental rehabilitation, improvements to parks and public spaces, improvements to other public facilities, and funding for the Community Resource Navigator staff position.

For entitlement/consortia grantees: 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. (91.220(2))

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Appleton, through a collaboration with the Metropolitan Milwaukee Fair Housing Council (MMFHC), updated the AI report in 2020. City staff are currently working on a data update to reevaluate the progress of the goals and recommendations identified in the previous update and adjust strategies as needed. The AI report identifies barriers to equal housing access based on quantitative data contained in various sections of the report and based on qualitative information gleaned from community input.

1) Private-market housing discrimination;
2) Affordable housing location;
3) Lack of affordable, accessible housing;
4) Private-market refusal to permit reasonable accommodations/modifications;
5) Lending discrimination and disparities; and
6) Critical shortage of affordable rental housing and limited housing assistance.

Previously, developers, builders, and realtors have expressed the following issues regarding the effects of public policies on affordable housing:

- Development standards, including infrastructure and storm water management, of new subdivisions drive up the costs of the lots making it difficult for developers to build truly affordable housing units;
- Current TID regulations limit how much and what can be done with residential development;
- Lot size requirements and building codes affect the cost of developing, maintaining, and improving affordable housing in the City of Appleton. In most instances of maintaining and renovating, the costs associated with bringing the home into code compliance ultimately make the home unaffordable.

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

Introduction

This section describes the economic development environment that exists in the City of Appleton. The need for qualified, motivated employees was expressed as a challenge during several agency interviews.

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	242	2	1	0	-1
Arts, Entertainment, Accommodations	3,922	4,852	12	11	-1
Construction	1,948	2,171	6	5	-1
Education and Health Care Services	5,563	10,787	17	25	8
Finance, Insurance, and Real Estate	2,660	7,099	8	17	9
Information	598	1,215	2	3	1
Manufacturing	7,120	5,765	21	13	-8
Other Services	1,534	1,574	5	4	-1
Professional, Scientific, Management Services	2,801	3,204	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	4,279	4,491	13	10	-3
Transportation and Warehousing	1,274	592	4	1	-3
Wholesale Trade	1,690	1,250	5	3	-2
Total	33,631	43,002	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	40,374
Civilian Employed Population 16 years and over	38,740
Unemployment Rate	4.10
Unemployment Rate for Ages 16-24	8.44
Unemployment Rate for Ages 25-65	3.30

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	8,950
Farming, fisheries and forestry occupations	1,145
Service	3,615
Sales and office	8,205
Construction, extraction, maintenance and repair	2,419
Production, transportation and material moving	3,155

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	30,036	83%
30-59 Minutes	4,990	14%
60 or More Minutes	1,011	3%
Total	***36,037***	***100%***

Table 43 - 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	1,430	85	980

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	7,015	279	1,734
Some college or Associate's degree	10,280	525	2,095
Bachelor's degree or higher	11,870	340	1,265

Table 44 - 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	4	135	255	645	710
9th to 12th grade, no diploma	720	390	385	685	440
High school graduate, GED, or alternative	2,675	2,350	2,110	4,590	4,355
Some college, no degree	2,680	2,600	2,110	3,515	1,850
Associate's degree	495	1,335	1,125	2,230	820
Bachelor's degree	525	2,900	2,385	4,060	1,950
Graduate or professional degree	105	815	1,180	2,135	1,095

Table 45 - 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	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

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

The Business Activity table displays the number of workers trained for a specific sector, and the number of jobs available in the community for that sector. The largest sector by number of workers is the

Manufacturing sector with 20 percent of workers in Appleton. However, this is a mismatch between the number of workers with training for this sector and the number of jobs available for this sector, with the share of jobs in the Manufacturing sector only representing 12 percent of the total available jobs. This is followed by the Education and Health Care Services sector with over 15 percent of workers and 23 percent of jobs. Other sectors with a high share of workers in Appleton include Retail Trade with 12 percent of workers, and Arts, Entertainment, and Accommodations, with 11 percent of workers.

Describe the workforce and infrastructure needs of the business community:

As shown in the above tables, the unemployment rate for the City of Appleton is 4.10 percent, and while the rate for workers ages 25-65 is only 3.3 percent, the rate for workers ages 16-24 is higher at 8.44 percent. However, the unemployment rate for persons age 16-24 has decreased since the 2020-2024 consolidated plan. Additionally, Appleton is home to Lawrence University, a private liberal arts college and conservatory of music, which may contribute to the higher unemployment rate among 18-24 year olds, as many students are not working while in school. The largest occupation by sector is Management, Business, and Financial with 8,950 employees, followed by the Sales and Office sector employing 8,205 employees. The number of employees in the Sales and Office sector has decreased since completion of the 2020-2024 Consolidated Plan.

Table 45- Travel Time, would seem to indicate that employees live near their jobs, as 85 percent report a less than 30-minute commute. However, this may be due to the connectedness of the Fox Valley roadways, which enables many employees to live in outlying surrounding communities without requiring a commute greater than 30 minutes. Unfortunately, the workforce that depends on public transportation may experience longer commutes and greater unpredictability of service when compared to auto users.

The educational attainment tables (Table 46, Table 47, and Table 48) support the conclusion that the potential for employment and higher earnings increases when an employee has achieved a higher degree of education. The highest occupations by sector- Sales and Office and Management, Business and Finance- also emphasize the need for a higher degree of education since many of the positions within those sectors require educational beyond high school.

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.

In May 2019, the Outagamie County Board approved an additional half-percent county sales tax beyond the State of Wisconsin's five percent sales tax. Approximately a quarter of the tax is expected to be paid by individuals not living in Outagamie County, but who come to the area to eat, drink, and shop. As of the 2024 Appleton budget, the City of Appleton expected around $900,000 for the City budget from the

county sales tax. Outagamie County estimated a total of about $3,675,000 in sales tax distributions to share with local municipalities and school districts.

U.S. Venture, an energy company that distributes petroleum products, renewable fuels, tires, undercar parts and lubricants, is moving its world headquarters to a site in the City's Downtown, with a renovation to the largest building in Downtown, the 222 Building. Additionally, U.S. Venture will be responsible for the redevelopment of multiple parcels in Downtown and the College North neighborhood that were acquired with the 222 building.

The City of Appleton is engaged in a Complete Streets project, to ensure that all streets have access to multimodal transportation options that are safe for all road users. Additionally, Appleton is partnered with other municipalities and the Wisconsin DOT to redesign College Avenue, the main drag in Appleton that provides access to businesses across Appleton's downtown and stretching East and West across the City.

The Appleton Public Library is also undergoing a renovation, with the Library expected to reopen to the public on February 15, 2025.

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

As indicated in *Table 41: Business Activity* and *Table 43: Occupations by Sector*, the major employment sector for the City of Appleton is Manufacturing, and the leading occupations by sector are Management, Business, and Financial (32.5 percent) Sales and Office (29.8 percent) and. The unemployment rate for workers ages 16-24 is higher than that for workers 25-65, and the unemployment rate for high school graduates is slightly percent lower than those that did not finish high school or an equivalent. The gap between worker without a high school diploma ad workers with a high school diploma has decreased in recent years, with about 3.4 percent of non-high school graduates being unemployed, compared to 3 percent of high school graduates.

The educational attainment tables (Table 45, Table 46, and Table 47) illustrate that the highest percentage of persons with an Associate's or Bachelor's degree is within 45-65 years of age. Approximately 10 percent of persons ages 18-24 do not have a high school diploma or equivalent, however, the percentage drops to 5 percent for ages 25-34. The lower percentage of persons without a high school diploma in the 25-34 year old age group suggests that younger generations may be returning to school to increase their educational and employment opportunities. This speculation is further supported by the high percentage (47 percent) of 45-65 year olds who have an Associate's, Bachelor's, Graduate, or professional degree. During Fox Cities Housing Coalition meetings, local organizations have expressed that increasing job training and educational opportunities is a high priority.

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 Technical College (FVTC) offers a education and job training program called Career EXCELerate Wisconsin. This program is a joint collaboration between FVTC, Goodwill North Central Wisconsin, and Rawhide Youth Services, and provides participants with assistance to develop job skills and become employed. This program is free and offers programming in the following areas: Education and Health Services - Nursing Assistant, Early Childhood Teacher Aide; Manufacturing - Welding Fundamentals, Manufacturing Technician; Construction - Woodworking Technician, Plumbing Fundamentals; Truck Driving & Maintenance - Professional Truck Driving Class A and B CDLs, Heavy-Duty Vehicle Maintenance Diesel Technology Assistant; and Retail - Retail Education. This program supports educational and economic development at the individual level and is an important resource in the community for persons seeking a career change or new opportunities.

The Fox Cities Chamber of Commerce launched an Employee Friendly Workplace initiative and certification program that focuses on encouraging the adoption of more employee friendly workplace practices and policies in the Fox Cities. These practices will help employers enhance work/life balance integration and successfully attract and retain the best employees in the region. The Employee Friendly Workplace Initiative is a collaborative effort between businesses and community organizations, with special partnering organizations that include United Way Fox Cities, Child Care Resource & Referral, and First Five Fox Valley. This program supports development by keeping employees satisfied at work and enabling employees to do their best work, providing a benefit to businesses and individuals in the community. This initiative will support the City of Appleton's Consolidated Plan by offering a unique opportunity for regional employers to emphasize supportive work environments, reduce turnover, and promote positive company image. Ultimately, this will help decrease burdens and services requested of other agencies to achieve the same outcome.

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

Yes

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.

The City of Appleton does not have plans to undertake any economic development initiatives associated with the regional Comprehensive Economic Development Strategy (CEDS) in the next five years. A City staff member was involved in the 2023 update to the Economic Development Strategy Plan completed

by the East Central Wisconsin Regional Planning Commission, but this strategy covers a 10-county area and extends beyond the municipal boundaries of the City of Appleton.

The City's Economic Development Strategic Plan (EDSP), most recently updated in 2015, assessed various conditions impacting the local economy and identified strategies that could contribute to the Fox Cities' future economic health, enhance the business climate, and ensure the City of Appleton's viability and growth [consistent with its character and culture.] One of the economic development steps suggested in the EDSP is to continue to support educational/workforce partnerships with high schools, the Fox Valley Technical College, Workforce Development, and the Chamber of Commerce by offering engagement and awareness, evolving bridge programming, and promoting partnerships already in place.

Discussion

MA-50 Needs and Market Analysis Discussion

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

Most housing with multiple housing problems are older homes, and older homes in the City of Appleton are located in the central region of the City near the downtown area. HUD housing problems are defined as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room or cost burdened greater than 30 percent. The below map, “Housing- Date of Construction,” indicates the residential structures built pre-1978 and shows that the concentration of these houses is well over 75 percent in the central City area.

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

The “Ethnic Density Map” [below] indicates where racial or ethnic minorities reside in the City of Appleton. Since minorities make up less than 20 percent of the entire population of the City, concentration is defined as more than 20 percent of the census tract’s population comprised of minorities. No one census tract in the City of Appleton is comprised of more than 50 percent racial or ethnic minorities, which suggests that there are no areas of high concentration or disparity in the City.

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

While no one census tract in the City of Appleton is comprised of more than 50 percent racial or ethnic minorities, the areas/neighborhoods with higher density are located near downtown, where the majority of the City’s affordable housing stock is located. This housing stock is older and many of the single-family homes have been converted to multiple unit rentals. This area also consists of two nationally designated historic neighborhoods- City Park and West Prospect Avenue- where the homes are older but have been preserved.

Are there any community assets in these areas/neighborhoods?

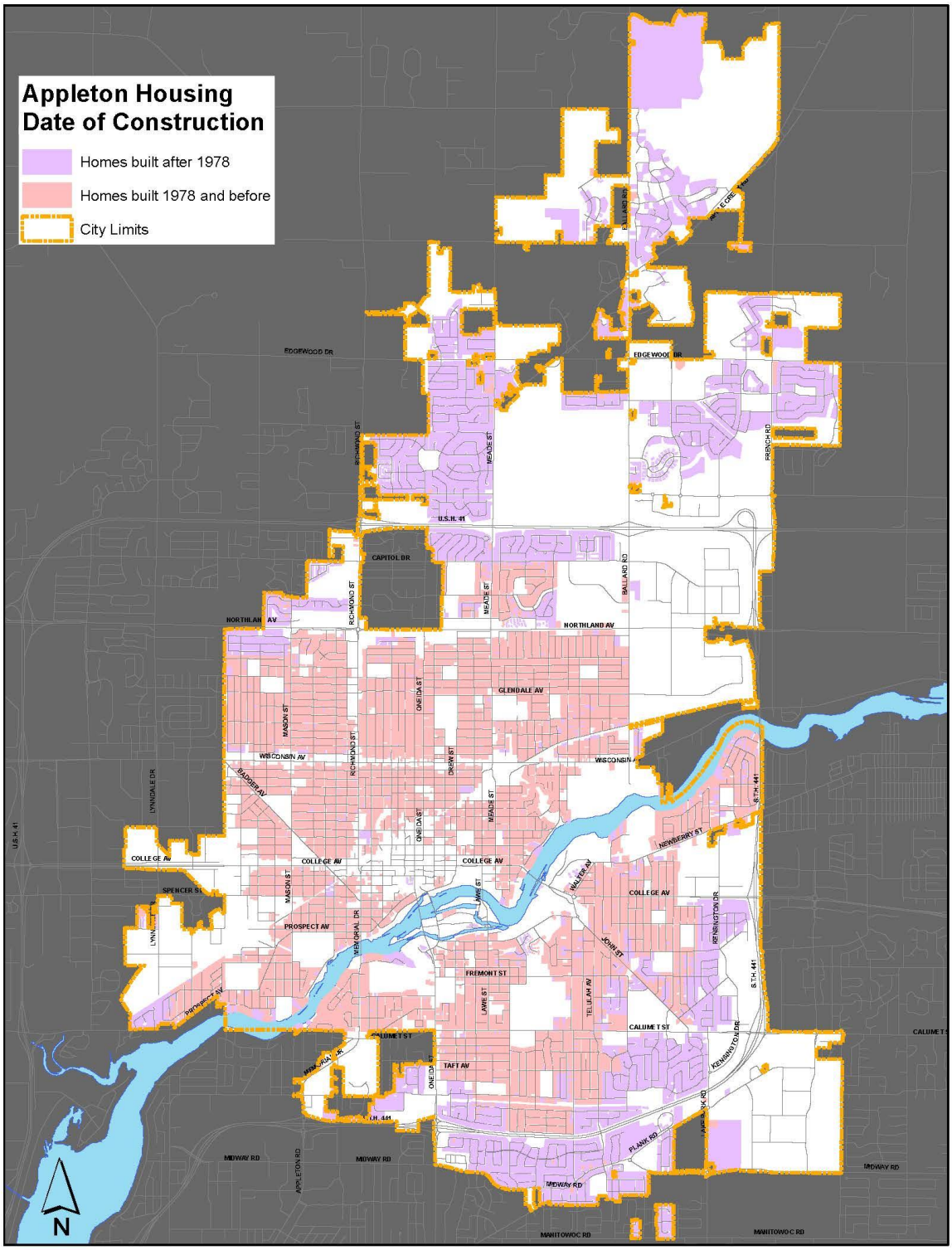
Many of the Fox Cities Housing Coalition supportive service agencies are located in this area, as well as City of Appleton and Outagamie County facilities including the Appleton Public Library, the Valley Transit station, the YMCA, the Appleton Police Department, and health care facilities.

The largest community assets in this area is the engaged citizenry. Continued partnership with West Appleton Neighborhood, Downtown Neighborhood, Lawrence-City Park Neighborhood, and Old Third

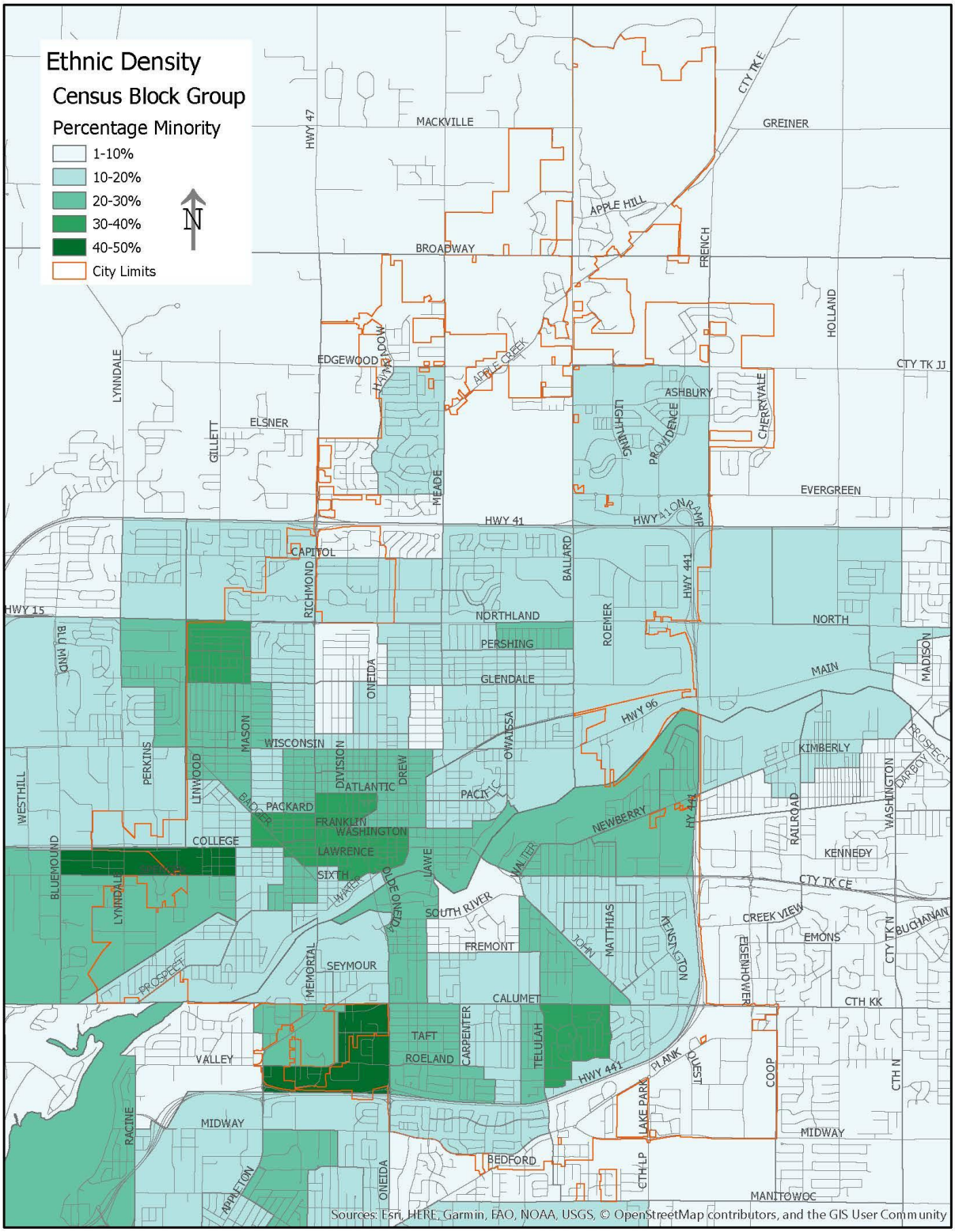
Ward Neighborhood is important to ensure this area is maintained and unique resident needs due to the age of housing stock are met.

Are there other strategic opportunities in any of these areas?

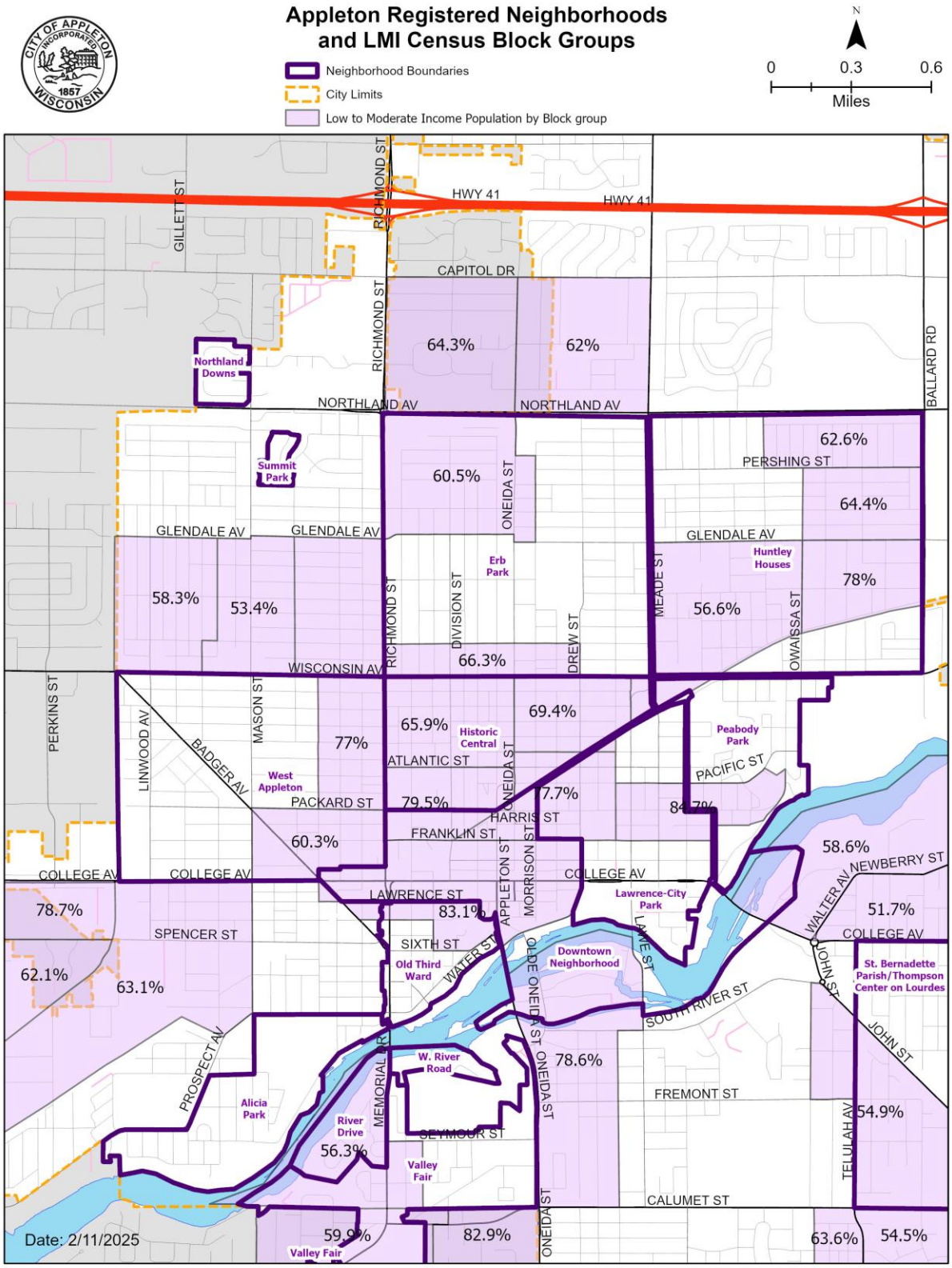
The City of Appleton's Neighborhood Grants Program and Homeowner Rehabilitation Loan Program, as well as the Greater Fox Cities Habitat for Humanity's Homeowner Repair and Rock the Block programs and Rebuilding Together Fox Valley's Homeowner Rehabilitation grants, all provide opportunities for City of Appleton residents to increase property values and increase the community connectivity by building, rehabilitating, and repairing homes and public spaces within these neighborhoods.



Housing Date of Construction



Ethnic Density Map



Registered Neighborhood Organizations

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 is the common term used to refer to a very fast connection to the Internet. Such connections are also referred to as 'high-speed.' Wireless broadband is widely available in the City of Appleton, according to the Federal Communications Commission's Broadband Availability data. Maps from the FCC show 80-100% of all units in Appleton are served by internet speeds of at least 100 Mbps download and 20+ Mbps upload. Almost 93% of Appleton households have a broadband subscription.

Wisconsin overall ranks 28th in broadband coverage (Broadbandnow.com). Approximately 92% of residents in Wisconsin have access to download speeds of 25 Mbps and upload speeds of 3 Mbps. 46.2% of residents have access to wired low-priced broadband at a price $60/month or less, without discounts and government subsidies.

Appleton the sixth most connected city in Wisconsin, ahead of closely surrounding jurisdictions. The average download speed in Appleton is approximately 2 percent slower than the average in Wisconsin, and 24 percent faster than the national average. Fiber coverage is available to approximately 58% of Appleton.

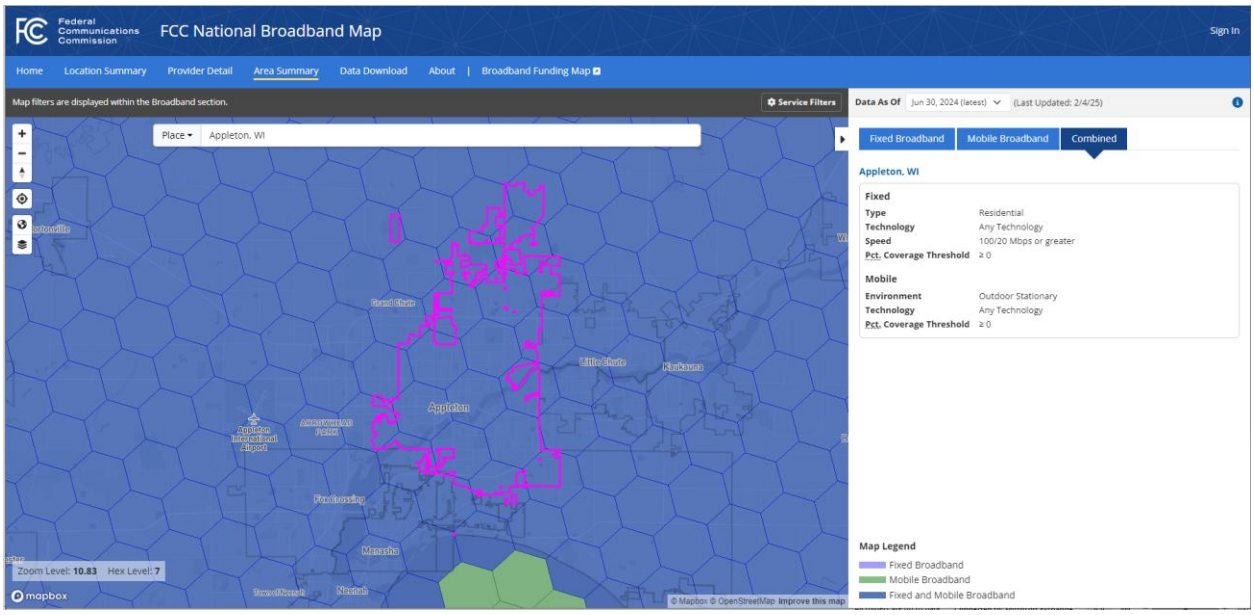
Residential areas in the City are served by providers offering download speeds ranging from as low as four megabits per second and as high as 5 gigabits per second (Gbps) with AT&T Fiber. Spectrum offers download speeds of up to 1 Gbps.

In general, purchasing internet with higher speeds is more expensive and may not be affordable to lower-income households. Broadbandnow.com reports that 35% of households with a yearly income under $20,000 do not have access to broadband. 16% of households with an income between $20,000-$74,999 do not have access to broadband, and only 4% of households with an income above $75,000 do not have access to broadband. Spectrum has plans starting at $50 a month, and AT&T plans at $55 a month.

Outagamie County is also widely covered by high-speed internet (defined by the FCC as 25 Mbps or faster), with almost 95% of households being covered. While Outagamie County is widely covered by some type of internet access, fiber availability is low. In a survey, 4% of residents reported having Fiber internet. The County is working to improve broadband access through fiber-optic investments funded through the American Rescue Plan Act.

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

While currently, 100 percent of residents in Outagamie County have access to local internet providers, roughly 1,000 consumers in Appleton only have access to one or fewer at their address. The current Appleton internet providers include: Spectrum, AT&T Fiber Internet, US Cellular, EarthLink, Viaset Internet, TDS Telecom, Bertram Internet, Starlink, AlwaysOn Wifi, and HughesNet. The providers offer a range of consumer internet plans that encompass different speed levels, with plans ranging from 4.0 Mbps to 8 Gbps, and starting price points ranging from $39.95 to $120.00. Internet starting prices have increases considerably since the last Consolidated Plan, with the lowest starting price jumping from $15 to $40.



Fixed and Mobile Broadband Availability

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 City of Appleton is subject to natural hazards that threaten life and health, as well as having caused extensive property damage. It is the intent of the hazard mitigation activities to reduce the impacts on people and property. The City of Appleton is involved with Outagamie County Emergency Management and the City of Appleton Emergency Management taskforce. These groups continue to develop the best practices approach to obtain and utilize mitigation funding through a variety of means to provide the community quality hazard mitigation efforts.

Winter events, substantial winds and tornadoes, and extreme heat were identified as having a component of climate change attached to an increase risk in the future.

Winter events have occurred for many years and most likely will continue to occur in the future in the City of Appleton. Since January 1, 2014, there have been approximately 31 severe winter events in Outagamie County, according to the National Centers for Environmental Information (NCEI). That equates to about three severe winter storms per year. In any given year, it is possible to have considerably more snow and ice events, and each winter will vary in snowfall depths of accumulating snow and ice. Future events may be affected by global climate changes, but the outcome of these trends is unknown at this time.

Extreme heat is typically a hazard found in more desert regions than Appleton, Wisconsin. However, extreme heat can and has been a hazard in Wisconsin causing heat strokes to occur and proving detrimental to crops. In recent years, heat deaths have been increasing in Wisconsin, according to the Wisconsin Department of Health and Human Services. In 2014, there was one death. In 2022, there were 15 deaths due to heat. Health hazards related to extreme heat include sunburns, heat cramps, heat exhaustion, and heat stroke. Young children, the elderly, and those who are sick are more likely to become victims (Wisconsin State Climatology Office).

While not in an especially tornado-heavy part of the United States, the State of Wisconsin still experiences on average, 23 **tornadoes** per year. However, 2024 has been a year of especially high tornado occurrence, with 42 tornadoes reported as of July 26, 2024. The high winds and severe storms that can accompany tornadoes pose serious health hazards to residents and infrastructure. The National Weather Services issues, on average, one to two tornado warnings, and five to 10 severe thunderstorm warnings per county per year in Wisconsin. Long-term trend analysis of Wisconsin's climate indicates that the state is becoming warmer and wetter. Heavy rainfall and strong storms create favorable conditions for tornadoes to form. Climate surveillance has shown that within the past 60 years, tornadoes are not occurring more frequently but rather are occurring on days that already had a documented tornado. This suggests an increase in tornado density. These trends suggest an increase in negative health and infrastructure impacts as a result of greater intensity of severe thunderstorms,

accompanying strong winds, and tornado occurrences. (State of Wisconsin, Department of Human Services, Severe Thunderstorms and Tornadoes Toolkit)

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

Fortunately, no portion of the City of Appleton is geographically considered more vulnerable to flooding, tornadoes, and extreme temperatures. There are, however, several populations that are more vulnerable.

- A significant senior population has difficulty moving during intense weather events and can be confined to a home with limited food, water, medical supplies, and heating and cooling during extreme weather events.
- The homeless population is more exposed to weather and hazards, particularly when the City of Appleton's emergency shelters are undersized and over capacity, and individuals and families are forced to seek "shelter" in places not meant for human habitation.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following Strategic Plan sections identify the priority needs of the community and the strategies that the City of Appleton will employ to address those needs in the most effective, efficient manner. Also included is a summary of the institutional structure utilized to carry out eligible activities and how the City of Appleton will monitor projects to ensure compliance with HUD standards and requirements.

The City of Appleton has identified the following priority needs for the 2025-2029 Consolidated Plan:

1. Affordable, quality, lead-free housing for low and moderate-income persons;
2. Improvement of public facilities;
3. Revitalization of neighborhoods;
4. Provision of public services, especially for vulnerable populations;

5. Economic Development opportunities to support workers, entrepreneurs, and business owners.

The City of Appleton has not identified a specific geographic area in which to concentrate the use of CDBG funding over the next five years. However, through adherence to CDBG requirements, City of Appleton staff anticipates funding to be focused primarily in low and moderate-income areas of the jurisdiction.

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

Geographic Area

NONE TO REPORT

General Allocation Priorities

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

The City of Appleton will invest a majority of CDBG funds Citywide due to low and moderate-income population needs existing Citywide. Investing in affordable housing project City-wide will also assist the City in affirmatively furthering fair housing and helping to promote fair housing choice. The City of Appleton will target its CDBG infrastructure and neighborhood activities to census blocks with 51 percent or more of residents at or below 80 percent Area Median Income (AMI) or to facilities that specifically serve LMI clientele.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing- Rehab of Existing Units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Chronic Substance Abuse Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	
	Associated Goals	Acquisition for new housing Homebuyer assistance Improve & maintain housing stock
	Description	This priority need addresses the provision of assistance to low- and moderate-income households (homeowner and renter) and non-profit organizations serving these households to address code violations, modifications for accessibility, removal of lead-based paint hazards, and structural/energy efficiency upgrades.

	Basis for Relative Priority	The majority of homes in the City of Appleton were built prior to 1980 and comprise a large portion of affordable housing units available. Maintenance and upgrades to these homes to ensure that they are able to safely meet residents' needs and that residents can remain in their existing affordable housing is critical. These homes are also located in identified low- and moderate-income areas of the City of Appleton.
2	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public services

	Description	This priority need addresses the provision of a variety of services and programs to low- and moderate-income City of Appleton residents, including the special needs population. These programs are generally focused on supporting limited clientele who are presumed to be LMI. The City of Appleton has a staff position that is expected (not required) to take up much of the yearly public service allocation to assist persons experiencing homelessness and other basic needs crises in accessing resources available in the community to meet their needs.
	Basis for Relative Priority	This priority is drawn from data analysis and consultation with multiple agencies in the community that provide services and programming in the community. (Refer to Needs Assessment section of this Plan)
3	**Priority Need Name**	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly
	Geographic Areas Affected	
	Associated Goals	Neighborhood Revitalization Public facilities improvement
	Description	This priority addresses the need to improve public facilities that will benefit various populations and needs.

	Basis for Relative Priority	This priority is drawn from public feedback regarding interest in public facilities updates and data analysis conducted in the Needs Assessment section of this Plan, illustrating the need for continued maintenance and improvements to various public facilities in the City of Appleton that serve many programs and populations. Public facilities improvements were also highlighted in agency interviews as an important resource to upgrade facilities such as shelters and community centers.
4	**Priority Need Name**	Affordable Housing- Production of New Units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Acquisition for new housing Homebuyer assistance Improve & maintain housing stock Neighborhood Revitalization
	Description	This priority addresses the need for new, affordable homes for low- and moderate-income individuals and families in the City of Appleton through the acquisition of vacant lots- mostly infill- or dilapidated structures to be razed for new construction.
	Basis for Relative Priority	There is a high need for affordable housing and the replacement of aging, dilapidated structures located primarily in low- and moderate-income areas of the City of Appleton.
5	**Priority Need Name**	Neighborhood Revitalization
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Neighborhood Revitalization Public facilities improvement
	Description	This priority addresses the need to improve or incorporate neighborhood revitalization efforts in HUD-identified low- and moderate-income block groups in the City of Appleton. This effort will be largely led by independent neighborhoods with neighborhood groups organizing the projects.
	Basis for Relative Priority	This priority is drawn from public opinion captured in the Community Needs Survey and from data analysis conducted in the Needs Assessment section of this Plan, illustrating the need for continued maintenance and improvement to various neighborhood public spaces in the City of Appleton, including parks and playgrounds.
6	**Priority Need Name**	Homeless- Permanent Supportive Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	
	Description	This priority addresses the need for the rehabilitation and creation of rental units available to individuals and families experiencing homelessness, and in some cases, supportive services.
	Basis for Relative Priority	This priority is drawn from homeless data analysis and consultation with multiple agencies in the community that provide housing and services to the homeless population. (Refer to Needs Assessment section of this Plan)
7	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development

	Description	This priority will help Appleton in providing financial assistance and technical support to small business owners, entrepreneurs, and workers to ensure economic opportunity is present for all residents of Appleton. Other CBDG eligible economic development strategies will also be supported under this priority.
	Basis for Relative Priority	Business programs in Appleton have been successful and enabling all workers and business owners to have economic opportunities is an important aspect of economic development efforts at the City.

Narrative (Optional)

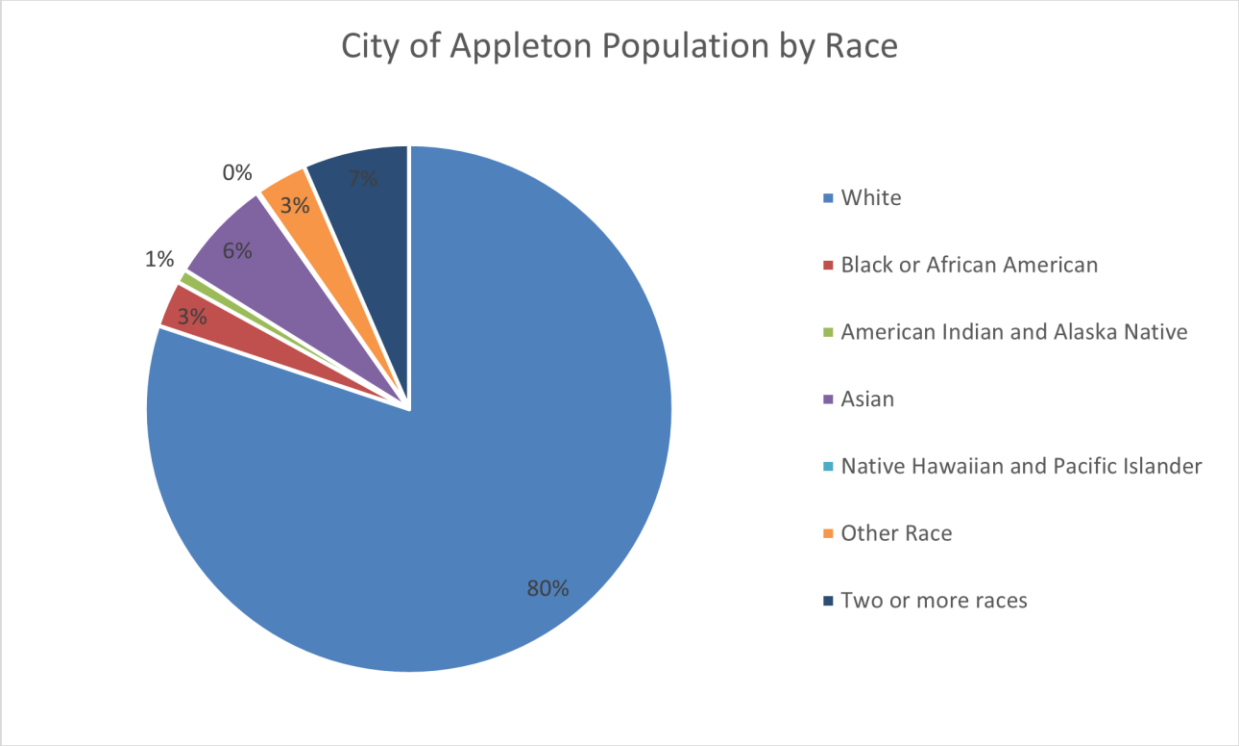
Each of the priority areas listed above are ranked as high priority as Appleton funds activities that align with these priorities on an annual basis. Rehabilitation of housing, public facilities improvements, public service provision, and economic development programs have consistently been carried out under Appleton's CDBG program, both by City employees and non-profit organizations. These programs also see high success rates and high levels of public support, leading to their designation of high priority within the community.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	At this time in Appleton, the rental market is extremely competitive due to a shortage of available units, and landlords are seeking additional security deposits in addition to stringently screening tenants for rental history and arrears. Funds used in this way would help ensure that renters are able to secure assistance and more people can be housed to fight homelessness in Appleton.
TBRA for Non-Homeless Special Needs	Special Needs households generally have fixed incomes or minimum wage employment that do not allow for unanticipated expenses. Due to the increases of cost of living (including cost of food, medical needs, and utilities), more assistance may be necessary. This can include emergency rental assistance to enable people to remain in their homes and prevent homelessness.
New Unit Production	CDBG funds may be allocated to acquire property that will result in the construction of new units, but the construction will not be a direct cost to CDBG. New units are often incorporated into the City of Appleton through the following methods: the Appleton Housing Authority, Greater Fox Cities Habitat for Humanity, private developers building LIHTC projects, and private developers utilizing TIF financing.
Rehabilitation	This has historically been the primary use of CDBG funds in the City of Appleton. The majority of affordable housing in the City of Appleton is pre-1980 and is located in low and moderate-income block groups, so it is integral to maintain this stock through rehabilitation efforts. Rehabilitation to both owner-occupied and renter-occupied units will be supported by CDBG dollars.
Acquisition, including preservation	Because vacant lots found in new subdivisions are priced outside the range viable for partnering agencies seeking to develop new affordable housing, acquisition will be limited to infill lots available in the City of Appleton, and to units that will be razed for new affordable homes.

Table 48 – Influence of Market Conditions



Population Race Graph

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

Introduction

The City of Appleton's budget encompasses revenue from federal, state, and private agencies and will be used by many agencies in the community to address the priority needs identified throughout this Plan. The only funds, however, over which the City of Appleton maintains control in reference to this Plan are funds through the CDBG program. Two programs, the City's Housing Rehabilitation Loan Program and the Appleton Housing Authority's Homeowner program both generate program income that is then reinvested into the programs to continue to expand their reach and assist more clientele. The average program income expected on a yearly basis for these programs is about $250,000. The City's annual allocation has roughly increased by 1 to 3 percent yearly in the past decade, with an assumption that this trend will continue and produce a five-year allocation total of about $3,030,000 in CDBG Entitlement funds and $1,250,000 in program income. This is a total estimate of $4,280,000 in total CDBG funds available to the City and its subrecipient partners during the 2025-2029 Consolidated Plan period.

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	575,860	250,000	0	825,860	3,454,140	The Program Income is generated through the City of Appleton's Homeowner Rehabilitation Loan Program and the Appleton Housing Authority's Homeowner Program, however, funds are placed in revolving funds and used exclusively in those programs. All other programs only receive Entitlement funds. Funds are typically allocated for specific projects and activities at the beginning of each program year, so there are not typically any unallocated resources available from prior years.

Table 49 - 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

The City of Appleton will leverage all dollars received through the CDBG program by funding activities that, overall, are only a portion of the valuable services that the awarded agencies provide to low- and moderate-income households throughout the City of Appleton.

There are no matching requirements associated with CDBG funding; however, higher consideration was given to applications that could demonstrate additional sources of funding to leverage projects.

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

The City of Appleton does not anticipate any qualified, participating agency to use any publicly owned land or property while addressing the needs identified throughout this Plan.

Discussion

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 Appleton	Government	Ownership neighborhood improvements public facilities	Other
APPLETON HOUSING AUTHORITY	PHA	Ownership Public Housing	

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure through which the City of Appleton carries out its plans is strong due to framework already in place.

The City is the financial agent for the Continuum of Care (CoC) and Emergency Homeless and Housing (EHH) grants, and an active member, of the Fox Cities Housing Coalition. The Appleton Housing Authority receives a CDBG allocation for its Homebuyer Program and also coordinates with the Health Department to provide services to its senior population. These relationships allow for a high level of interaction resulting in coordination of services between the City and agencies that may be supported by CDBG funding.

While there does not appear to be a gap in the delivery system, the City of Appleton will work continuously to further enhance the coordination of services between non-profit organizations and public institutions. Utilizing CDBG funds during the 2024 program year, the City created a Community Resource Navigator staff position to connect persons experiencing homelessness and other basic needs crises with resources available in the community. This position has been a huge benefit in increasing communications between the City and local organizations that provide resources, and helps to connect people with resources in a quick and efficient way, to ensure that residents in need have access to resources available to them.

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	
Legal Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
Other			

Table 51 - 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)

The City of Appleton continues to be an active member of the local Fox Cities Housing Coalition (FCHC), serving as the lead agency and fiscal administrator for Continuum of Care (CoC) and Emergency Homeless and Housing (EHH) grant funding into the community. Community Development Block Grant funds, CoC funds and EHH funds significantly support agencies and their efforts to serve the homeless population in the community, particularly to encourage self-sufficiency exit from homelessness.

The delivery of listed services meets the needs of the homeless persons and additional populations mentioned above through the network of agencies in the City of Appleton. There are several organizations that serve homeless persons specified above, and there is close coordination between agencies. The Fox Cities Housing Coalition (FCHC) consists of several local service provider organizations that serve homeless populations with housing and supportive services. Agencies funded through CoC and EHH funding [as referenced above] maintain a coordinated entry list of homeless households in the Fox Cities, which allows agencies to coordinate services and work towards a functional zero.

City of Appleton also has two positions that regularly conduct outreach to the homeless population in Appleton to get them into the Coordinated Entry system for placement in homeless resource programs. The Coordinated Entry (CE) Specialist is responsible for the intake of residents experiencing homelessness and regularly monitors and reports data to local homeless service organizations and other organizations serving resources . The Community Resource Navigator (CRN) is responsible for direct outreach to populations experiencing homelessness and assists the CE Specialist to get people into the CE system. The CRN is also responsible for responding to low-level complaints related to homelessness and other basic needs crises and connecting any person experiencing a basic needs crisis with relevant local resources.

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

The Fox Cities Housing Coalition (FCHC), of which the City of Appleton is a member agency, is designed to promote communitywide commitment to the goal of ending homelessness; provide programming and housing for underserved and homeless individuals and families; promote access to and effect utilization of mainstream programs; and optimize self-sufficiency among underserved and homeless individuals and families, including the special need population. The FCHC provides a strong framework within which these services are provided. Member agencies are extremely familiar with services provided by each, and staff of these member agencies use their extensive knowledge to ensure clients have access to needed services.

In early 2016, the Fox Cities Housing Coalition implemented a coordinated entry system that helps communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. The coordinated entry system also provides information about service needs and gaps to help the Fox Cities and the City of Appleton plan assistance and identify needed resources. The local coordinated entry system is intended to increase and streamline access to housing and services for households experiencing homelessness, match appropriate levels of housing and services based on need, and prioritize persons with severe service needs for the most intensive interventions. It is the intention of the system to allow for a quick, seamless entry into homeless services, referrals to the most appropriate resources for each household’s situation, prevention of duplication of services, reduction of the length of time households are experiencing homelessness, and communication improvement among agencies. The CE system functions well and has been improved through regular communication and monthly meetings between Appleton's CE Specialist and the various organizations that provide services under the CE system. Additionally, the CE Specialist presents data on homelessness and the number and characteristics of individuals/households on the CE list at the monthly FCHC meetings. This presentation helps to ensure that all local organizations involved in Coordinated Entry or the provision of other, non-housing social services have an awareness of the condition of homelessness in Appleton.

Overall, all organizations in the Fox Cities Housing Coalition have focused on improving connections between agencies and increasing referrals to the proper service when they cannot serve a client for any reason. In addition, other types of organizations, such as faith-institutions have become more involved in the FCHC and have been able to offer additional resources and in-kind services that agencies may not have the capacity to staff or fund on their own. The increased involvement of faith-institutions and increase in the size of the FCHC membership has been critical to expand the reach of the FCHC and improve the opportunity to serve all residents in need. Other focuses of the FCHC at this time include website development to provide a centralized source of various community resources and services, and to provide residents with greater connections to the CE system. Connections to mental health agencies was a major area of concern in interviews with service providers. Many organizations have clients with mental health and substance abuse issues that they cannot treat onsite, but the availability of these resources is critical to the success of the clientele. Strengthening these connections and increasing the number of mental health service providers available in Appleton was a major priority area for multiple non-profit community organizations interviewed during the development of this plan.

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

The continued development of the coordinated entry process and assessment tools will be an important strategy for overcoming gaps in the City of Appleton's service delivery system. Continued City of Appleton staff involvement with the Fox Cities Housing Coalition and collaboration with various service agencies throughout the community will also aid in addressing any gaps that may develop.

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	Improve & maintain housing stock	2025	2029	Affordable Housing Non-Homeless Special Needs		Affordable Housing-Production of New Units Affordable Housing-Rehab of Existing Units	CDBG: $1,050,000	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 155 Household Housing Unit
2	Homebuyer assistance	2025	2029	Affordable Housing		Affordable Housing-Production of New Units Affordable Housing-Rehab of Existing Units	CDBG: $70,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Acquisition for new housing	2025	2029	Affordable Housing		Affordable Housing-Production of New Units Affordable Housing-Rehab of Existing Units	CDBG: $250,000	Homeowner Housing Added: 5 Household Housing Unit
4	Public facilities improvement	2025	2029	Non-Housing Community Development		Neighborhood Revitalization Public Facilities	CDBG: $390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Revitalization	2025	2029	Non-Housing Community Development		Affordable Housing-Production of New Units Neighborhood Revitalization Public Facilities	CDBG: $82,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
6	Public services	2025	2029	Homeless Non-Homeless Special Needs		Public Services	CDBG: $488,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
7	Administration	2025	2029	Administration			CDBG: $545,000	Other: 1 Other
8	Economic Development	2025	2029	Non-Housing Community Development		Economic Development	CDBG: $95,000	Jobs created/retained: 25 Jobs Businesses assisted: 35 Businesses Assisted

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve & maintain housing stock
	Goal Description	This goal is to rehabilitate 170 units (155 owner-occupied, 15 renter-occupied) by providing no-interest loans or grants to low- and moderate-income homeowners, and rehabilitation assistance grants to special needs homeowners (including elderly or disabled) between 2025-2029.

2	**Goal Name**	Homebuyer assistance
	Goal Description	This goal includes providing 30 first-time, low- and moderate-income homebuyers with down payment assistance.
3	**Goal Name**	Acquisition for new housing
	Goal Description	This goal is to acquire 5 vacant lots or lots with dilapidated structures to develop new housing for low- and moderate-income households.
4	**Goal Name**	Public facilities improvement
	Goal Description	This goal includes assisting community-based organizations to improve and maintain facilities that will provide services to at least 1,300 persons (total).
5	**Goal Name**	Neighborhood Revitalization
	Goal Description	This goal is to provide assistance to organizations and programs to conduct activities that will strengthen and revitalize low- and moderate-income neighborhoods, benefiting at least 2,500 persons (total).
6	**Goal Name**	Public services
	Goal Description	This goal is to provide increased access to public services and coordinated entry services for 500 homeless or low- and moderate-income persons each year, for a total of 2,500 persons assisted in 5 years.
7	**Goal Name**	Administration
	Goal Description	This goal includes delivery and management of the CDBG program by City of Appleton staff.
8	**Goal Name**	Economic Development
	Goal Description	Providing financial support and technical assistance to small businesses and owners and workers in the City of Appleton to ensure all residents have access to economic opportunities.

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)

The City of Appleton will provide approximately 190 households with affordable housing assistance (home owner rehabilitation and acquisition projects) during the 2025-2029 Consolidated Plan period.

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)

The Appleton Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

By supporting the Appleton Housing Authority's Homebuyer Program, public housing residents have the opportunity to learn about homeownership through homebuyer education classes. Completing these classes initiates the process of becoming a first-time homebuyer and receiving financial assistance for down payments or needed repairs on their newly purchased home.

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

The City of Appleton, through a collaboration with the Metropolitan Milwaukee Fair Housing Council (MMFHC), updated the AI report in 2020. City staff are currently working on a data update to reevaluate the progress of the goals and recommendations identified in the previous update and adjust strategies as needed. The AI report identifies barriers to equal housing access based on quantitative data contained in various sections of the report and based on qualitative information gleaned from community input.

1) Private-market housing discrimination;
2) Affordable housing location;
3) Lack of affordable, accessible housing;
4) Private-market refusal to permit reasonable accommodations/modifications;
5) Lending discrimination and disparities; and
6) Critical shortage of affordable rental housing and limited housing assistance.

Previously, developers, builders, and realtors have expressed the following issues regarding the effects of public policies on affordable housing:

- Development standards, including infrastructure and storm water management, of new subdivisions drive up the costs of the lots making it difficult for developers to build truly affordable housing units;
- Current TID regulations limit how much and what can be done with residential development;
- Lot size requirements and building codes affect the cost of developing, maintaining, and improving affordable housing in the City of Appleton. In most instances of maintaining and renovating, the costs associated with bringing the home into code compliance ultimately make the home unaffordable.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

City staff are in the process of updating the 2020 Analysis of Impediments to Fair Housing report to account for recent development and changes in the housing market that may impact supply and data related to availability of housing at different income levels. However, recommendations from the 2020 AI report are expected to remain relevant going forward. The 2020 Analysis of Impediments *Fair Housing Goals and Strategies* section identifies goals and strategies designed to redress impediments to fair housing. Each goal has a number of strategies to make progress toward the goal. Each strategy contains a timeframe for action, a measure of achievement, and the entity at each municipality that is responsible for implementing the strategies. The City of Appleton's primary strategies to address barriers to affordable housing include [in no order of priority]:

Goal 1: **Continue efforts to ensure adequate supply of housing, affordable to all income levels in the community:**

Strategy 1- Monitor the balance between household incomes and for-sale housing or market rents to identify trends that may impact affordability;

Strategy 2- Support a variety of housing programs to defray the costs of rental housing or homeownership, marrying financial tools such as historic preservation, DNR grants, and opportunity zones;

Strategy 3- Support and partner with programs that provide assistance to homeless persons in the community;

Strategy 4- Support the City's Homeowner Rehabilitation Loan Program to provide funding for home improvements for lower-income households;

Strategy 5- Support housing programs of housing non-governmental organizations;

Strategy 6- Continue to participate in the Fox Cities Housing Coalition

Strategy 7- Promote and support private sector investment in affordable housing through TIF financing, LITC projects, and other state/federal financial resources;

Strategy 8- Considering utilizing Central Business District (CBD) zoning in other areas of the City to promote denser in-fill and housing development.

Goal 2: Increasing fair housing choice and decreasing housing discrimination:

Strategy 1- Continue providing fair housing services;

Strategy 2- Offer and promote fair housing training for City of Appleton landlords and housing/service providers;

Strategy 3- Advocate for additional federal and state funding for fair housing services.

Goal 3: Continuing funding the City of Appleton's Neighborhood Program to encourage the establishment and support of neighborhood organizations:

Strategy 1- Provide assistance to help form neighborhood organizations that will work with City staff and elected officials to promote neighborhood vitality and encourage neighbors to watch out for each other;

Strategy 2- Continue to offer funding through the Neighborhood Grant Program to help carry out neighborhood improvement projects and encourage neighbors to connect;

Strategy 3- Provide diversity education to neighborhood groups to ensure that organizing efforts are inclusive and create a welcoming environment for all.

Goal 4: Increasing access to consumer education in a culturally appropriate context:

Strategy 1- Support existing credit counseling and financial education;

Strategy 2- Connect housing consumers with existing local educational resources;

Strategy 3- Connect housing consumers with existing local job skills resources.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Appleton is an active member of the Fox Cities Housing Coalition (FCHC) to address the needs of homeless persons and participate in the resources and services available within the community. The City has two staff positions primarily tasked with addressing homelessness and conducting outreach to homeless persons. The Community Resource Navigator is directly responsible for outreach to persons experiencing basic needs crises and entering persons into the Coordinated Entry (CE) system, which allows them to access the various homelessness services in the community and is used by the services agencies to pull clients for assistance. Additionally, Appleton's Coordinated Entry Specialist is responsible for both intake onto the CE list and data reporting, monitoring of the list, and coordination with supportive services agencies in the community.

The use of CDBG funds to support public service activities proposed by member agencies of the FCHC allow their programs to assess and serve individuals and families experiencing homelessness. Continued participation of City of Appleton staff in the FCHC, and further the Wisconsin Balance of State Continuum of Care, will allow the City to determine if needs are being met and if there are changes that need to be addressed.

The City of Appleton also serves as the lead agency and fiscal administrator for Continuum of Care (CoC) grant funding and Emergency Homeless and Housing (EHH) grant funding disbursed into the community. This role allows the City to maintain an active role in determining the needs of households experiencing homelessness, and whether funds are being used effectively to provide housing and programming to that cause.

The City of Appleton coordinates efforts with the Fox Cities Housing Coalition to conduct the semiannual Point in Time Counts. The Point in Time Counts allow participant agencies to assess the level of homelessness needs in the community, as well as provide referral services and resources to persons experiencing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The City of Appleton will continue to support public service, housing and public facility improvement activities proposed by community agencies that address the emergency and transitional housing needs of individuals and families experiencing homelessness. Public facility improvements have allowed the homeless shelter in Appleton to pursue upgrades to its security system and fire suppression system to ensure that the shelters can remain open and operable to serve persons seeking emergency shelter. Additionally, City staff works to support the needs of local organizations via the Coordinated Entry Specialist and Community Resource Navigator roles in the City of Appleton.

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.

The City of Appleton will utilize CDBG funds to connect with persons experiencing homelessness and connect them with resources in an efficient manner to ensure that any person needing assistance is aware of the resources available to them in the City. The City is also willing to support public facilities for homeless persons to ensure that emergency shelters and transitional housing locations are safe and operable, and that the needs of residents and community organizations are being met. The City of Appleton will continue to play an active role in ending homelessness in the Fox Cities.

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

Community Development Block Grant funding will be allocated to community agencies that propose activities that divert and prevent low and moderate-income individuals and families from experiencing homelessness. The City of Appleton's role as the lead and fiscal administrator for Continuum of Care (CoC) funding and Emergency Homeless and Housing (EHH) grant funding will positively impact the opportunities that community agencies have to provide housing and programming to at-risk households and individuals exiting system of care. Additionally, participation in this role allows for City staff to monitor the conditions of homelessness and the available resources and services to address homelessness in the City and have a greater understanding of what additional resources may be needed in the community.

The incorporation of a coordinated entry system has created a uniform intake process and reduced duplication of efforts for the Fox Cities Housing Coalition (FCHC). Further and most importantly, the coordinated entry system simplifies the intake process for individuals and families seeking housing and services and efficiently directs households to the agency(ies) that will best meet their needs. The CE system has also furthered cooperation efforts between City staff and local agencies, and increased data monitoring and collaborative review of the CE list helps all agencies and the City to better address the needs of clients at the top of the list.

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

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

The City of Appleton continues to allocate CDBG funds each program year supporting its Homeowner Rehabilitation Loan Program, which provides low- and moderate-income homeowners with the financial ability to make repairs to their homes. A requirement for participation in this program is that items not meeting code and all applicable lead paint hazards be rehabilitated as part of the loan funding.

The City also continues to support the Appleton Housing Authority's Homebuyer Program, which can include rehabilitation. Lead hazards are identified and remediated during the rehabilitation process.

In addition, the City of Appleton Health Department and the City's Homeowner Rehabilitation Loan Program work collaboratively to identify homes where young children may be adversely affected in the dangers of lead-based paint. Lead based paint remediation and education are priorities in this collaboration.

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

Lead poisoning in children is one of the most common preventable environmental related diseases. According to an EPA report from 1991, 83 percent of all private housing built before 1980 contains lead paint in some portion of the house, and the City of Appleton is not immune to this problem. As a result, the City of Appleton's Health Department administers a Lead Poisoning Prevention Program, which aims to provide increased outreach and education efforts and visits to households with children younger than seven. Through this program, Health Department staff is able to identify those at higher risk of exposure to lead poisoning and hazards, and through partnerships with the Homeowner Rehabilitation Loan Program, the Appleton Housing Authority, and other housing agencies in the community, the City of Appleton is more capable of identifying, rehabilitating, and remediating lead hazards.

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

The City of Appleton's Homeowner Rehabilitation Loan Program, the Appleton Housing Authority's Homebuyer Program, and any other housing activities to which CDBG funds are allocated incorporate lead hazard remediation procedures and practices into their programs, as required by federal law. The partnership between the City of Appleton Health Department's lead poisoning prevention programs and various community housing program continues to evolve and expand to minimize lead hazard exposure to all households, but predominantly those of highest risk.

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

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

To reduce the number of poverty-level families in the City of Appleton, the CDBG program anticipates funding programs and activities that:

- Increase the ability of low and moderate-income homeowners to stay in their homes and increase the value by financing necessary home repairs through no-interest, zero-payment loans;
- Support acquisition of properties that will support new home construction for low and moderate-income households;
- Prioritize rehabilitation projects for homeowners with special needs, such as disabled and elderly households, allowing them to remain independent in their affordable home;
- Incorporate additional affordable rental housing units;
- Provide first-time homebuyers with down payment assistance;
- Provide financial counseling and education;
- Provide job training and support economic development efforts for job creation or retention;
- Improve or expand public facilities that support services for the community's special needs population, including those struggling with mental illness and substance abuse.

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

The City of Appleton has primarily used CDBG funding over the past five years to support affordable housing activities for homeowners, renters, and first-time homebuyers. The City will continue to support programs that provide funding to the low and moderate-income population specifically for housing needs, and will seek to support agencies that propose to provide affordable housing in areas identified as 'high need' and 'unmet'- small one and two-bedroom affordable units.

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

City of Appleton staff has several formal processes in place to ensure compliance with CDBG program requirements.

1) Mandatory Pre-Application Training: Prior to the onset of the annual community partner competitive application process, interested agencies are required to participate in pre-application training that educates on regulatory requirements, local discretion, and subrecipient management. Agencies will only receive the CDBG application if staff from their organization completes the training and submits the required quiz upon completion.

2) Competitive Application for Funding: The application process to receive CDBG funding includes thorough examination and review of the proposed activities by City staff, the CDBG Advisory Board, the Community Development Committee, and City Council. The extensive review by various groups ensures the eligibility of activities and the appropriateness of funding the project to meet priority goals.

3) Pre-Agreement Technical Assistance: City of Appleton staff provides a thorough review of the subrecipient agreements prior to implementation, including but not limited to: regulatory requirements, grantee requirements, subrecipient requirements, budget requirements, and reporting requirements.

4) Payment Request Documentation: Subrecipients are required to submit the appropriate supporting documentation with requests for reimbursement; payment will be withheld for failure to adequately comply. City of Appleton staff utilize a checklist when processing every payment request to ensure that both HUD's and the City of Appleton's standards are met.

5) Accomplishment Reporting: Subrecipients are required to submit accomplishment reports coupled with requests for reimbursement. Failure to provide accomplishments achieved for the period of time requesting reimbursement will result in a withheld payment.

6) Subrecipient Monitoring: City of Appleton staff conducts a risk assessment for each awarded subrecipient agency. In addition to the risk level, staff closely monitors accomplishment reports and payment request documentation to determine the necessity of monitoring. City of Appleton staff utilize on-site and desk monitoring to satisfy this requirement.

In addition, there are many informal technical assistance opportunities available with City of Appleton staff throughout the application process and CDBG program year.

Expected Resources

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

Introduction

The City of Appleton's budget encompasses revenue from federal, state, and private agencies and will be used by many agencies in the community to address the priority needs identified throughout this Plan. The only funds, however, over which the City of Appleton maintains control in reference to this Plan are funds through the CDBG program. Two programs, the City's Housing Rehabilitation Loan Program and the Appleton Housing Authority's Homeowner program both generate program income that is then reinvested into the programs to continue to expand their reach and assist more clientele. The average program income expected on a yearly basis for these programs is about $250,000. The City's annual allocation has roughly increased by 1 to 3 percent yearly in the past decade, with an assumption that this trend will continue and produce a five-year allocation total of about $3,030,000 in CDBG Entitlement funds and $1,250,000 in program income. This is a total estimate of

$4,280,000 in total CDBG funds available to the City and its subrecipient partners during the 2025-2029 Consolidated Plan period.

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	575,860.00	250,000.00	0.00	825,860.00	3,454,140.00	The Program Income is generated through the City of Appleton's Homeowner Rehabilitation Loan Program and the Appleton Housing Authority's Homeowner Program, however, funds are placed in revolving funds and used exclusively in those programs. All other programs only receive Entitlement funds. Funds are typically allocated for specific projects and activities at the beginning of each program year, so there are not typically any unallocated resources available from prior years.

Table 53 - 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

The City of Appleton will leverage all dollars received through the CDBG program by funding activities that, overall, are only a portion of the

valuable services that the awarded agencies provide to low- and moderate-income households throughout the City of Appleton.

There are no matching requirements associated with CDBG funding; however, higher consideration was given to applications that could demonstrate additional sources of funding to leverage projects.

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

The City of Appleton does not anticipate any qualified, participating agency to use any publicly owned land or property while addressing the needs identified throughout this Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve & maintain housing stock	2020	2024	Affordable Housing Non-Homeless Special Needs		Affordable Housing- Rehab of Existing Units	CDBG: $539,943.00	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 28 Household Housing Unit
2	Homebuyer assistance	2020	2024	Affordable Housing		Affordable Housing- Rehab of Existing Units	CDBG: $12,500.00	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Public facilities improvement	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: $97,038.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
4	Public services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: $86,379.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Administration	2020	2024	Administration			CDBG: $90,000.00	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve & maintain housing stock
	Goal Description	CDBG funds will be used to assist homeowners through the City of Appleton's Housing Rehabilitation Loan Program, Rebuilding Together Fox Valley's homeowner rehabilitation grant program, and the Appleton Housing Authority's rehabilitation program for first-time homebuyers. Additionally, funds will be utilized by the Greater Fox Cities Area Habitat for Humanity to acquire and rehabilitate one existing house to make available to a low- and moderate-income household. Each of these programs will enable homeowners to retain their housing and remain a house that is affordable to them, and ensure that homes in Appleton are maintained and upkept according to City code. The City of Appleton's Housing Rehabilitation Loan program is a revolving loan fund that receives program income each year. In 2025, the City's HRLP expects to bring in about $250,000 in program income. That amount has been added to the total CDBG funds listed for this strategic plan goal.
2	**Goal Name**	Homebuyer assistance
	Goal Description	Homebuyer assistance will be provided by the Appleton Housing Authority to eligible first-time homebuyers. This program will support buyers through downpayment assistance. This also includes a small portion of homebuyer assistance admin ($2,500)
3	**Goal Name**	Public facilities improvement
	Goal Description	The City of Appleton will provide assistance to Pillars, Inc. to update the flooring at the Adult Shelter to ensure that persons experiencing homelessness have a safe place and Pillars can maintain a clean and healthy space at their shelter facility. The City of Appleton will also provide funds to First 5 Fox Valley to update their building entrances to be disability accessible and accessible for families with strollers. Funds for Appleton's Neighborhood grant program may also help support public facility improvements, especially if the project (not yet identified, eligible project will be submitted by a neighborhood group) is focused on public facilities improvements.

4	**Goal Name**	Public services
	Goal Description	City of Appleton will support the Community Resource Navigator staff position to connect persons experiencing homelessness and other basic needs crises with resources in the community in an efficient and effective manner.
5	**Goal Name**	Administration
	Goal Description	CDBG Administration dollars support staff responsible for CDBG payment processing, CDBG planning, yearly allocation process, housing rehabilitation administration, and other administrative activities related to CDBG projects.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the CDBG competitive application process, the City of Appleton prioritized needs and strategically allocated funding to achieve the most community impact. The proposed use of CDBG-allocated funds in the 2025PY will focus on activities that:

- Improve and maintain current housing stock
- Create accessibility to homeownership for first-time homebuyers
- Provide shelter and services to persons impacted by homelessness
- Revitalize public facilities
- Fund costs associated with administering various programs and activities

Projects

#	Project Name
1	Pillars Adult Shelter Flooring Replacement
2	First Five Fox Valley Door Accessibility Upgrade
3	Habitat for Humanity Housing Acquisition
4	Rebuilding Together Fox Valley Rehabilitation
5	Housing Rehabilitation Loan Program PROJECTS
6	Community Resource Navigator Staff Position
7	Appleton Neighborhood Grant Program 2025
8	Appleton Housing Authority Homebuyer Assistance
9	Appleton Housing Authority Homeowner Rehab Assistance
10	AHA Homebuyer and Homeowner Program Administration
11	MMFHC Fair Housing Services
12	CDBG Administration 2025

Table 55 – Project Information

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

needs

The City of Appleton CDBG Advisory Board determined that allocation priority would go towards funding homeowner rehabilitation programs and public facility improvements to a homeless shelter and family resource center. All activities funded support the City of Appleton's CDBG program goal of "creating a thriving urban community through the provision of assistance to low- and moderate-income households in the forms of basic shelter, affordable housing opportunities, expanded economic opportunities, suitable living environments and supportive services related to residential, financial, and social stability."

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Pillars Adult Shelter Flooring Replacement
	Target Area	
	Goals Supported	Public facilities improvement
	Needs Addressed	Public Facilities
	Funding	CDBG: $33,852.00
	Description	Replacement of flooring at Pillars Adult Shelter location.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 extremely low and very low income persons will be served on a yearly basis at the Pillars Adult Shelter.
	Location Description	1928 W College Ave, Appleton, WI 54914
	Planned Activities	Pillars will be using the funds to replace the existing flooring at the Pillars Adult Shelter. The Adult Shelter provides basic shelter overnight to around 300 individuals on a yearly basis.
2	**Project Name**	First Five Fox Valley Door Accessibility Upgrade
	Target Area	
	Goals Supported	Public facilities improvement
	Needs Addressed	Public Facilities
	Funding	CDBG: $23,186.00
	Description	Upgrades to First Five Fox Valley's new Family Resource Center location at the current Trout Museum of Art.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,500 families from a variety of backgrounds including low-and moderate-income families. This area is covered by the LMI area benefit.
	Location Description	111 W College Ave, Appleton, WI 54911
	Planned Activities	The main goal of this project is to replace or add a total number of four automatic doors on level one and two doors on level two. This will help make the building accessible to all residents that seek resources at the Family Resource Center.
3	**Project Name**	Habitat for Humanity Housing Acquisition
	Target Area	

	Goals Supported	Improve & maintain housing stock
	Needs Addressed	Affordable Housing- Rehab of Existing Units Affordable Housing- Production of New Units
	Funding	CDBG: $46,373.00
	Description	Support acquisition of one property by Habitat for Humanity for a home to be purchased by a low- or moderate-income resident for homeownership.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	One household is expected to benefit from Habitat's acquisition of a property to be made available at an affordable rate to a low- or moderate-income family.
	Location Description	
	Planned Activities	Acquisition of a vacant or dilapidated lot to provide an affordable homeownership opportunity to one household.
4	**Project Name**	Rebuilding Together Fox Valley Rehabilitation
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing- Rehab of Existing Units
	Funding	CDBG: $31,070.00
	Description	Rehabilitation grants to low- and moderate-income homeowners, especially elderly and disabled residents.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 low-and moderate-income households to be served by homeowner rehabilitation grants
	Location Description	
	Planned Activities	5 households to benefit from homeowner rehabilitation grants to low- and moderate-income households in Appleton to ensure that homeowners can retain their safe, healthy, and affordable housing.
5	**Project Name**	Housing Rehabilitation Loan Program PROJECTS
	Target Area	
	Goals Supported	Improve & maintain housing stock

	Needs Addressed	Affordable Housing- Rehab of Existing Units
	Funding	CDBG: $450,000.00
	Description	Provide no-interest loans to low- and moderate-income homeowners.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 households to be assisted through the provision of zero-interest homeowner rehabilitation loans repaid upon refinancing or sale of the home.
	Location Description	
	Planned Activities	Zero-interest loans will be provided to qualified homeowners to conduct eligible rehabilitation activities to ensure that they can retain their safe, healthy, and affordable existing housing.
6	**Project Name**	Community Resource Navigator Staff Position
	Target Area	
	Goals Supported	Public services
	Needs Addressed	Public Services
	Funding	CDBG: $86,379.00
	Description	Community Resource Navigator staff position to assist persons experiencing homelessness and other basic needs crises to connect them with resources available in the community.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 low- and moderate-income households are expected to receive services from Appleton's Community Resource Navigator position.
	Location Description	
	Planned Activities	Appleton's Community Resource Navigator position serves as a connector to ensure that persons experiencing homelessness are connected with all eligible resources in the community and that persons are aware of the benefits that may be available to them. The Community Resource Navigator position is a public services activity to connect residents to the various resources available in Appleton.
7	**Project Name**	Appleton Neighborhood Grant Program 2025
	Target Area	

	Goals Supported	Public facilities improvement
	Needs Addressed	Public Facilities Neighborhood Revitalization
	Funding	CDBG: $40,000.00
	Description	Funds to support neighborhood efforts to improve public facilities or other CDBG eligible activities in low-and moderate-income qualified neighborhoods in the City of Appleton.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 persons per year are expected to be served by a neighborhood project. Funds will only be committed in areas that meet requirements for low-moderate income area benefit.
	Location Description	
	Planned Activities	
8	**Project Name**	Appleton Housing Authority Homebuyer Assistance
	Target Area	
	Goals Supported	Homebuyer assistance
	Needs Addressed	Affordable Housing- Production of New Units
	Funding	CDBG: $10,000.00
	Description	Homebuyer downpayment and closing cost assistance.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 low and moderate income families are expected to benefit from AHA's homebuyer assistance program.
	Location Description	
	Planned Activities	Provide down payment assistance and closing cost assistance to eligible low-and moderate-income homebuyers.
9	**Project Name**	Appleton Housing Authority Homeowner Rehab Assistance
	Target Area	
	Goals Supported	Improve & maintain housing stock
	Needs Addressed	Affordable Housing- Rehab of Existing Units
	Funding	CDBG: $10,000.00

	Description	Homeowner rehabilitation for first-time homebuyers assisted through the AHA's homebuyer assistance program, for housing that requires rehabilitation assistance.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Provide rehabilitation assistance to approximately 5 families that are purchasing homes with assistance from AHA's downpayment assistance program.
	Location Description	
	Planned Activities	Provide rehabilitation activity to homebuyers who are purchasing homes with assistance from AHA's downpayment assistance program. Homes may need renovations to bring them up to code or remove barriers.
10	**Project Name**	AHA Homebuyer and Homeowner Program Administration
	Target Area	
	Goals Supported	Improve & maintain housing stock Homebuyer assistance
	Needs Addressed	Affordable Housing- Rehab of Existing Units Affordable Housing- Production of New Units
	Funding	CDBG: $5,000.00
	Description	Administration of AHA homebuyer assistance and homeowner rehab programs
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	**Project Name**	MMFHC Fair Housing Services
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: $25,000.00

	Description	Provision of fair housing services to Appleton residents, provision of education on fair housing laws to property owners and managers, and investigations into complaints about fair housing issues experienced on the private housing market
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	**Project Name**	CDBG Administration 2025
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: $65,000.00
	Description	CDBG administration support
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

The City of Appleton will not have a designated geographic area within the jurisdiction where funds are allocated. However, activities benefitting persons, facilities, or housing within the census block groups that HUD has designated as meeting the 51 percent low and moderate-income threshold will be given priority.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Appleton will not have a designated geographic area within the jurisdiction where funds are allocated. However, activities benefitting persons, facilities, or housing within the census block groups that HUD has designated as meeting the 51 percent low and moderate-income threshold will be given priority.

Discussion

The City of Appleton will not have a designated geographic area within the jurisdiction where funds are allocated. However, activities benefitting persons, facilities, or housing within the census block groups that HUD has designated as meeting the 51 percent low and moderate-income threshold will be given priority.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Appleton invests federal funding in the development of rental and homeownership units, and the rehabilitation and repair of existing renter and owner-occupied units. This section shows specific goals for the number of homeless, non-homeless, and special needs households that will be provided affordable housing during the 2025 program year. Also shown are the number of affordable housing units that will receive CDBG funding. Programs that will provide these units through the CDBG program are: the City of Appleton's Homeowner Rehabilitation Loan Program, the Appleton Housing Authority, the Greater Fox Cities Habitat for Humanity, and Rebuilding Together Fox Valley. Persons experiencing homelessness will not be provided direct affordable housing support, but rather support via improvements to public facilities serving homelessness and via public services for outreach to homeless individuals, so the number of persons experiencing homelessness that are expected to be assisted during the 2025 program year was not included in this section.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	29
Special-Needs	0
Total	29

Table 57 - 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	28
Acquisition of Existing Units	1
Total	29

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Appleton Housing Authority's mission is *"to provide decent, safe, and quality housing for individuals and families that need rent affordability along with opportunities and programming for participant desiring to become self-sufficient."* The City of Appleton will provide funding to support the Appleton Housing Authority's Homebuyer Program, which provides assistance for downpayments and needed repairs or upgrades for the home that are purchased by first-time homebuyers.

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

While the City of Appleton does not provide CDBG funding to the Appleton Housing Authority in support of its public housing program, CDBG funds are allocated in support of the Appleton Housing Authority's Homebuyer Program, which includes downpayment assistance and rehabilitation financial assistance for first-time homebuyers.

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

By supporting the Appleton Housing Authority's Homebuyer Program, public housing residents have the opportunity to learn about homeownership through homebuyer education classes. Completing these classes initiates the process of becoming a first-time homebuyer and receiving financial assistance for downpayments or needed repairs on their newly-purchase home.

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

The Appleton Housing Authority is not designated as troubled.

Discussion

Overall, the Housing Authority is provided CDBG funding to support its First-Time Homebuyer Program only. The program is an acquisition/rehabilitation program that promotes affordable housing and financial assistance to low and moderate-income households, while revitalizing neighborhoods.

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

Introduction

The City of Appleton allocated 2025PY funding to the City's Community Resource Navigator staff position which connects persons experiencing homelessness and other basic needs crises with resources available in the community.

The definition of the Special Needs population in the City of Appleton was derived after consulting with several nonprofit, supportive service-providing agencies in the Appleton area. The most prevalent, but certainly not exclusive, characteristics of the population were:

- Persons affected by mental health issues;
- Persons affected by substance abuse issues; and
- Elderly persons in need of supportive services for health and housing issues

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 Appleton continues to be an active member of the Fox Cities Housing Coalition (FCHC), the local continuum of care, serving as the lead agency and fiscal administrator for HUD Continuum of Care (CoC) and State of Wisconsin Emergency Housing and Homeless (EHH) grant funding into the community. While 2020 program year CDBG funding will only be supporting public facility improvements to Pillars Adult & Family Shelter, CoC and EHH funds significantly support other agencies in the City of Appleton and their efforts to serve the homeless population.

Specifically, through EHH funds, Pillar's Adult and Family Shelter- a local emergency shelter for individuals and families- provides a street outreach program, which entails staff physically seeking out and connecting with unsheltered persons in the community. This program allows connections to be made, services to be offered, and relationships to be developed on the terms of the individual or family experiencing homelessness.

During the July 2025 Point in Time count, the Fox Cities- including the City of Appleton- identified 148 unsheltered persons experiencing homelessness. The City of Appleton and the community will continue to strive to serve these individuals, and others as necessary, by continuing to reach out, engage, and

connect them to available resources in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Appleton Housing Authority, Salvation Army of the Fox Cities, and Pillars collaborate to provide transitional housing options and supportive services through a Tenant-Based Rental Assistance (TBRA) program. This program serves approximately 40 households annually.

Pillars and Harbor House Domestic Abuse Shelter continue to collaborate and provide six transitional housing beds, as well as supportive services, specifically for survivors of domestic abuse who are transitioning out of shelter. On average, eight households are served annually through this initiative.

Ascend, a Pillars initiative in collaboration with NAMI Fox Valley, serves young adults (aged 18-24) living with a mental health challenge, who are trying to navigate their transition from adolescence to an adulthood of self-sufficiency and stability. Through this collaboration, 12 transitional units are available in a group living setting supported by case management and life skills.

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

The City of Appleton will continue to use CDBG funds to connect persons experiencing homelessness in the City with resources available to them through various non-profit organizations in the area. These organizations include:

LEAVEN, Inc., who offers an Emergency Assistance Program which provides rental and utility assistance to families and individual on the brink of homelessness.

Salvation Army of the Fox Cities, through the prevention program Pathway of Hope, provides rental and

utility assistance to families and individuals currently experiencing housing instability.

Pillars, Inc, who offers a prevention program to households residing on the local Coordinated Entry prioritization lists, specifically in the form of rental and utility assistance.

The City of Appleton also awarded 2025 program year funding to agencies- including the City of Appleton's Homeowner Rehabilitation Loan Program, the Appleton Housing Authority, Rebuilding Together Fox Valley, and Habitat for Humanity - proposing rehabilitative housing activities to maintain affordable housing units and educational skill building as an effort to provide additional affordable housing option and prevent instability or homelessness.

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

The City has allocated funds to the Community Resource Navigator position to support low and moderate-income households in an effort to prevent homelessness and connect residents with resources available in the community. Organizations that may serve these clients identified by the Community Resource Navigator include LEAVEN, Inc., Salvation Army and Pillars, Inc., which all have homelessness prevention programming to stop homelessness before it starts.

Rebuilding Together Fox Valley's core mission is to improve the homes and lives of low-income homeowners, allowing them to remain safe and healthy in their home. Not only are the homeowners able to age in place, but they are able to sustain affordable housing.

The Greater Fox Cities Habitat for Humanity's Almost Home program offers affordable rental units to qualified families while they actively work toward homeownership. Families that participate in the Almost Home receive case management to help them achieve their educational, vocational, and financial goals, and ultimately transfer on to the homeownership program.

Discussion

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

Introduction:

The City of Appleton is in the process of updating the Analysis of Impediments to Fair Housing Choice report. The 2020 AI report, completed in collaboration with the Metropolitan Milwaukee Fair Housing Council (MMFHC), identified barriers to equal housing access based on quantitative data contained in various sections of the report, and based on qualitative information gleaned from community input. The impediments identified [below] are not listed in order of priority.

1. Private-market housing discrimination;
2. Affordable housing location;
3. Lack of affordable, accessible housing;
4. Private-market refusal to permit reasonable accommodations/modifications;
5. Lending discrimination and disparities; and
6. Critical shortage of affordable rental housing and limited housing assistance.

The 2020 Analysis of Impediments *Fair Housing Goals and Strategies* section identifies goals and strategies designed to redress impediments to fair housing. Each goal has a number of strategies to make progress toward the goal. Each strategy contains a timeframe for action, a measure of achievement, and the entity at each municipality that is responsible for implementing the strategies.

Goal 1: Continue efforts to ensure adequate supply of housing affordable to all income levels in the community;

Goal 2: Increase fair housing choice and decrease housing discrimination;

Goal 3: Continue funding the City of Appleton's Neighborhood Program to encourage the establishment and support of neighborhood organizations; and

Goal 4: Increase access to consumer education in a culturally appropriate context.

In addition to the 2020 Analysis of Impediments report that is being updated, City staff regularly reference the Fox Cities and Greater Outagamie County Regional Housing Strategy report prepared by Outagamie County's Development and Land Services Department, which was completed and released to the public in June 2022. This report took into account the housing markets in all municipalities in the Fox Cities area and in the greater Outagamie County unincorporated region. This strategy report identified 19 actions for implementation that would help the Fox Cities region meet its overall housing goals and ensure that all residents have access to housing at a price and size that meets their needs.

In the City of Appleton, it was estimated that over 4,580 new units are needed to meet the projected

housing needs in 2040. This averages out to about 230 new units per year between January 2020 and January 2040. The Regional Housing Strategy report also indicated a sharp increase in median sale price between 2019 and 2021, with Appleton's median sale price increasing by $34,300 (21% increase) from $165,700 to $200,000. These increasing prices are, in part, a reflection of the tight housing market with prices driven up by a lack of available housing supply to meet all residents' needs.

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

Under *Goal 1: Continue efforts to ensure adequate supply of housing affordable to all income levels in the community*, listed above, the City of Appleton has identified eight strategies to make progress toward removing or ameliorating the barriers to affordable housing. Strategies specific to the removal or amelioration of the negative effects of public policy that serve as barriers include [in no particular order]:

Strategy 1- Support a variety of housing programs to defray the costs of rental housing or homeownership, marrying financial tools such as historic preservation, DNR grants, and opportunity zones;

Strategy 2- Promote and support private sector investment in affordable housing through TIF financing, LIHTC projects, and other state/federal financial resources; and

Strategy 3- Consider utilizing Central Business District (CBD) zoning in other areas of the City to promote denser in-fill and housing development.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Appleton's 2025-2029 Consolidated Plan outlines various strategies addressing obstacles in meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing poverty, improving institutional structure, and enhancing coordination between housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The Fox Cities Housing Coalition (FCHC), of which the City of Appleton is a member agency, is designed to promote communitywide commitment to the goal of ending homelessness; provide programming and housing for underserved and homeless individuals and families; promote access to and effect utilization of mainstream programs; and optimize self-sufficiency among underserved and homeless individuals and families. This continuum begins with emergency shelter programs, continues through transitional housing programs, and on to permanent affordable housing options.

Actions planned to foster and maintain affordable housing

The City of Appleton has primarily used its CDBG funds to support affordable housing activities in various ways for homeowners, renters, and first-time homebuyers. The City will continue to fund similar efforts in the 2025 program year through subawards to Rebuilding Together Fox Valley, the Appleton Housing Authority, Greater Fox Cities Habitat for Humanity, and the City's Homeowner Rehabilitation Loan Program.

Actions planned to reduce lead-based paint hazards

The City of Appleton continues to allocate CDBG funds each program year supporting its Homeowner Rehabilitation Loan Program, which provides low- and moderate-income homeowners with the financial ability to make repairs to their homes. A requirement for participation in this program is that items not meeting code and all lead paint hazards be rehabilitated as part of the loan funding.

The City also continues to support the Appleton Housing Authority's Homebuyer Program, which will include rehabilitation. Lead hazards are identified and remediated during the rehabilitation process.

In addition, the City of Appleton Health Department and the City's Homeowner Rehabilitation Loan Program work collaboratively to identify homes where young children may be adversely affected in the dangers of lead-based paint and removal of those hazards.

Actions planned to reduce the number of poverty-level families

In an effort to reduce the number of poverty-level families, the City of Appleton awarded 2025 program

year funds to an adult emergency shelter, a family resource center public facility update, and a various housing rehabilitation and homeownership programs to ensure that affordable homeownership is available to families at low-and moderate-income levels. All of these programs and projects directly serve individuals and families that are facing financially challenging situations. The services offered and the constant collaboration among agencies provide the necessary direction and opportunities toward achieving financial independence and stable housing, while also decreasing the likelihood of homelessness

The City of Appleton continues to provide funding to the City's Homeowner Rehabilitation Loan Program, the Appleton Housing Authority, Greater Fox Cities Habitat for Humanity, and Rebuilding Together Fox Valley in an effort to rehabilitate and maintain affordable housing opportunities in the Appleton community.

Actions planned to develop institutional structure

The institutional structure through which the City of Appleton carries out its plans is strong due to framework already in place, and as such, does not have any specific actions planned to modify it.

The City is the financial agent for the Continuum of Care (CoC) and Emergency Homeless and Housing (EHH) grants, and an active member, of the Fox Cities Housing Coalition. The Appleton Housing Authority receives a CDBG allocation for its Homebuyer Program and also coordinates with the Health Department to provide services to its senior population. These relationships allow for a high level of interaction resulting in coordination of services between the City and agencies that may be supported by CDBG funding.

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

While there does not appear to be a gap in the structure, the City of Appleton continuously works to further enhance coordination of services between nonprofit organizations and public institutions. The City of Appleton is an actively participating member of the Fox Cities Housing Coalition, a local continuum of services. All member agencies of the Coalition actively seek to enhance coordination and collaboration between services and agencies, and reduce any level of duplication. Additionally, the City's Coordinated Entry Specialist and Community Resource Navigator staff positions have made key contributions to ensure that social service agencies and the City are on the same page and that the City is operating with accurate information regarding the challenges facing its residents and the resources available in the community.

Discussion:

Program Specific Requirements

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

Introduction:

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:	**0**

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.	90.00%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Attachments

Citizen Participation Comments

Mode of Outreach	Date/Range	Target of Outreach	Summary of response	Summary of Comments Received	Summary of Comments Not Accepted
Internet Survey, Published	10/21/2024-11/22/2024, 12/11/2024-1/31/2025	Non-targeted/broad community	40 responses received	Comments focused on community needs related to housing quality and affordability, conditions of public facilities and neighborhood resources, and public services available in the City of Appleton.	All comments were accepted and considered.
Interviews	July-December 2024	Community Agencies	7 respondents	Characteristics and needs of the community for the next five years based on organizational perspective were provided	All comments were accepted and considered.
Public Hearing	08/28/2024	Non-targeted/broad community	No comments received	No comments received	N/A
Public Hearing	08/28/2024	Non-targeted/broad community	No comments received	No comments received	N/A
Internet Outreach	9/23/2024	Non-profit agencies	9 agencies completed training	N/A	N/A
Internet Outreach	10/21/2025	Non-profit agencies	6 agencies submitted applications for CBDG funding	N/A	N/A
Public Hearing	01/08/2025	Non-targeted/broad community	No comments received	No comments received	N/A

Public Meeting	1/08/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Meeting	01/28/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Hearing	2/12/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Meeting	2/12/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Hearing	4/23/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Hearing	6/11/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Meeting	6/11/2025	Non-targeted/broad community	No comments received	No comments received	N/A
Public Comment Period	3/11/2025-4/13/2025	Non-targeted/broad community	No comments received	No comments received	N/A

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clerk Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4702

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

10/21/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 10/21/2024

Legal Clerk Keegan Moran

Notary, State of WI, County of Brown

3.14.28

My commission expires

Publication Cost:	$80.05	
Tax Amount:	$0.00	
Payment Cost:	$80.05	
Order No:	10685582	# of Copies:
Customer No:	1012564	0
PO #:	LWIX0177726	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE TO THE PUBLIC
Concerning the City of Appleton Community Development Block Grant (CDBG) Program 2025-2029 Consolidated Plan

The City of Appleton is preparing its 2025-2029 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan covers the City's Community Development Block Grant (CDBG) program and determines the categories of activities that will be eligible for funding, creates outcome targets for spending, and anticipates the amount of funds that will be spent in each eligible category in the next five years (2025- 2029). Completion of this plan every five years is required by HUD to receive funds as an entitlement jurisdiction. A critical aspect of this plan is the completion of public participation and public engagement to ensure members of the public can have a voice in the planning process for these grant funds.

The City is releasing a Community Needs Survey to capture public opinion on a variety of community needs and issues, which will be taken into consideration when activity categories and funding amounts are planned. The Community Needs Survey will be made available starting **October 21, 2024**, and the general public has **until November 22, 2024** to submit responses to the survey. The survey will be available online at: https://form.jotform.com/241194903945159.

An online version of the survey in Spanish is available at: https://form.jotform.com/242125790985166

An online version of the survey in Hmong is available at: https://form.jotform.com/242095606309161

A paper version of the survey (English, Spanish, or Hmong) is available by request at City Hall, at 100 N. Appleton Street, Appleton, WI 54911. You can reach out to Olivia Galyon, Community Development Specialist, with any questions about the Consolidated Plan process at 920-832- 6409 or olivia.galyon@appletonw..gov.

In addition, there will be a 30-day public comment period in the near future to allow for future opportunities for the public to submit any comments on the plan once a draft is prepared for review. Prior to approval, there will multiple public hearing opportunities for residents to voice comments on the plan during Committee and Common Council meetings. All comments or views of citizens received in writing or at public hearings shall be considered in the preparation of the final consolidated plan. A summary of those comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final consolidated plan.

The City shall consider all public input received before preparing its final submission, in addition to providing HUD with a summary of such comments as they relate to the 2025-2029 Consolidated Plan. Interested parties can respond to the Community Needs survey at: https://form.jotform.com/241194903945159, starting October 21, 2024.

WNAXLP
October 21 2024
0WIX0177706

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clerk Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4782

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

08/20/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 08/20/2024

Legal Clerk

Notary, State of WI, County of Brown

2/14/28

My commission expires

Publication Cost:	$55.80	
Tax Amount:	$0.00	
Payment Cost:	$55.80	
Order No:	I0484784	# of Copies:
Customer No:	1012564	0
PO #:	LWDO145232	

THIS IS NOT AN INVOICE!

Please do not remit this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
City of Appleton
Community Development Block Grant (CDBG) Program 2025-2029 Consolidated Plan

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City of Appleton Community Development Committee on Wednesday, August 28, 2024, at 4:30 p.m., or as soon thereafter as can be heard, in Common Council Chambers on the 6th floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI 54911, for the purpose of considering opinions for the creation of the 2025-2029 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan includes prioritizing community needs for the use of the City's CDBG funds over the next five years. The primary function of this initial hearing is to seek feedback on issues or areas of funding that the public may like to see included in the plan for 2025-2029. All persons interested are invited to attend this meeting and will be given an opportunity to be heard.

For reference of the issues and priority areas typically included in Appleton's Consolidated Plan, copies of the 2015-2019 and 2020-2024 Consolidated Plans may be found on the City of Appleton's website at: https://www.appleton.org/government/community-and-economic- development/grants-administration/community-development-block-grant-cdbg/cdbg-documents or by contacting us for a hard copy.

The federal CDBG Program aims to develop viable urban communities through provision of decent housing, suitable living environments, and economic opportunities, namely for low- and moderate-income persons. For more information on Appleton's CDBG Program, please visit the website: https://www.appleton.org/government/community-and-economic-development/grants- administration/community-development-block-grant-cdbg or contact Olivia Galyon, Community Development Specialist, at 920-832-6469 or email to olivia.galyon@appleton.org.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

WNAXLP
August 20 2024
LWIX0145232

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clerk Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4702

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

12/31/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 12/31/2024

Legal Clerk: Keegan Moran

Notary, State of WI, County of Brown

2-14-28

My commission expires

Publication Cost:	$41.90	
Tax Amount:	$0.30	
Payment Cost:	$41.52	
Order No:	10874051	# of Copies:
Customer No:	1012584	0
PO #:	LWIX211491	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

CITY OF APPLETON
COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM (CDBG)
NOTICE OF FUNDING AVAILABLE
AND COMMUNITY NEEDS PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held at a regularly scheduled Community Development Committee meeting on Wednesday, January 8, 2025, beginning at 4:30 p.m., or as soon thereafter as can be heard, in Council Chambers on the 6th Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI 54911. The primary function of this hearing is to obtain citizen views on priority community needs and the use of the City's CDBG funds for the 2025 program year. All persons interested are invited to attend this meeting and will be given an opportunity to be heard.

The federal CDBG Program aims to develop viable urban communities through provision of decent housing, suitable living environments and economic opportunities, namely for low- and moderate- income persons. For more information on Appleton's CDBG Program, please visit the web site at https://www.appletonwi.gov/government/departments/community_development/planning_development/ housing/cdbg.php, or for questions about project/program eligibility, contact Olivia Galyon, Community Development Specialist, in the Community Development Department at 920-832-6469 or by email at olivia.galyon@appletonwi.gov.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

WNAXLP
December 31 2024
LWIX0211491

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clark Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4702

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

02/04/2025

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 02/04/2025

Legal Clerk Keegan Moran

Notary, State of WI, County of Brown

2-14-28

My commission expires

Publication Cost:	$41.92
Tax Amount:	$0.00
Payment Cost:	$41.92
Order No:	10983753
Customer No:	1012564
PO #:	LWIX0231119

# of Copies: 0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

KEEGAN MORAN
Notary Public
State of Wisconsin

Page 1 of 2

CITY OF APPLETON
COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM (CDBG)
NOTICE OF FUNDING AVAILABLE
AND COMMUNITY NEEDS PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held at a regularly scheduled Community Development Committee meeting on Wednesday, February 12, 2025, beginning at 4:30 p.m., or as soon thereafter as can be heard, in Council Chambers on the 6th Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI 54911. The primary function of this hearing is to obtain citizen views on the use of the City's CDBG funds for external subrecipients for the 2025 program year. All persons interested are invited to attend this meeting and will be given an opportunity to be heard.

The federal CDBG Program aims to develop viable urban communities through provision of decent housing, suitable living environments and economic opportunities, namely for low- and moderate- income persons. For more information on Appleton's CDBG Program, please visit the web site at https://www.appletonwi.gov/government/departments/community_development/planning_development/housing/cdbg.php, or for questions about project/program eligibility, contact Olivia Galyon, Community Development Specialist, in the Community Development Department at 920-832-6469 or by email at olivia.galyon@appletonwi.gov.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

WNAXLP
February 4 2025
LWIX0231119

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clerk Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4702

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

04/15/2025

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 04/15/2025

Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	$53.08	
Tax Amount:	$0.00	
Payment Cost:	$53.08	
Order No:	11215057	# of Copies:
Customer No:	1012564	0
PO #:	I WIX0275627	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin



NOTICE OF PUBLIC HEARING
City of Appleton
Community Development Block Grant (CDBG) Program 2025-2029 Consolidated Plan

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City of Appleton Community Development Committee on Wednesday, April 23, 2025, at 6:30 p.m., or as soon thereafter as can be heard, in Common Council Chambers on the 6th Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI 54911, for the purpose of considering the City's 2025-2029 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD).

The Consolidated Plan includes priority housing and community needs for the use of the City's CDBG funds over the next five years (2025-2029). The primary function of this hearing is to solicit citizen comments on the submission. All persons interested are invited to attend this meeting and will be given an opportunity to be heard.

A copy of the Consolidated Plan may be found on the City of Appleton's website at https://www.appleton.org/government/community_development/administration/public_notices. A copy is available for viewing at the 1st Floor Customer Service area at City Hall. A hard copy can also be reviewed by contacting our office.

The federal CDBG Program aims to develop viable urban communities through provision of decent housing, suitable living environments, and economic opportunities, primarily for low- and moderate-income persons. For more information on Appleton's CDBG Program, please visit the website listed above.

Written comments may be submitted to Community Development Specialist Sara Gallow at 920-832-6468 or email to Sara.gallow@appleton.org.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

WNAXLP

Apvl: 10-2025
1140021 7/2027

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clerk Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4702

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

06/03/2025

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 06/03/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$55.87	
Tax Amount:	$0.00	
Payment Cost:	$55.87	
Order No:	11351674	# of Copies:
Customer No:	1012564	0
PO #:	LWIX0305926	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN DELTY
Notary Public
State of Wisconsin

Page 1 of 2



NOTICE OF PUBLIC HEARING
City of Appleton
Community Development Block Grant (CDBG) Program 2026-2029 Consolidated Plan

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City of Appleton Community Development Committee on Wednesday, June [illegible], 2025, at 4:30 p.m., or as soon thereafter as can be heard, in Common Council Chambers on the 6th Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI 54911, for the purpose of considering the 2026-2029 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan details the City's expected Community Development Block Grant (CDBG) resources for the next four years and includes specific, measurable goals to be undertaken by the City of Appleton and subrecipients during the 2026-2029 program years (April 1 to March 31). The federal CDBG Program aims to develop viable urban communities through provision of decent housing, suitable living environments, and economic opportunities, primarily for low- and moderate-income persons. The primary function of this hearing is to receive citizen comments on the submission. All persons interested are invited to attend this meeting and will be given an opportunity to be heard.

A copy of the Consolidated Plan may be found on the City of Appleton's website at: https://www.appleton.org/government/departments/community-development/planning-about-us/meetings/planning-documents or a copy is available for viewing at the 1st Floor Customer Service area of City Hall. A hard copy can also be requested by contacting our office.

Written comments may be submitted via email to: nikki.gibson@appleton.org or via U.S. Mail to: City of Appleton Community Development Department, Attn: Nikki Gibson, Community Development Specialist, 100 North Appleton Street, Appleton, WI 54911. Questions can be directed to Nikki Gibson at 920.832.6468.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

WNAXLP
June 3 2025
LWD0C940823

LocaliQ
Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Attn: Clerk Office
City Of Appleton
100 N Appleton ST
Appleton WI 54911-4702

STATE OF WISCONSIN, COUNTY OF BROWN

I being, duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

03/11/2025

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 03/11/2025

Legal Clerk: Keegan Moran

Notary, State of WI, County of Brown: 21428

My commission expires

Publication Cost:	$68.89	
Tax Amount:	$0.00	
Payment Cost:	$68.89	
Order No:	11105634	# of Copies:
Customer No:	1012564	0
PO #:	LWIX0253107	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

Page 1 of 2

NOTICE OF PUBLIC COMMENT PERIOD
City of Appleton
Community Development Block Grant (CDBG) Program 2025-2029 Consolidated Plan

NOTICE IS HEREBY GIVEN that the City of Appleton has prepared its Draft 2025-2029 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan covers the City's Community Development Block Grant (CDBG) program and determines the categories of activities that will be eligible for funding, creates outcome targets for spending, and anticipates the amount of funds that will be spent in each eligible category in the next five years (2025-2029). Completion of this plan every five years is required by HUD to receive funds as an entitlement jurisdiction. A critical aspect of this plan is the completion of public participation and public engagement to ensure members of the public can have a voice in the planning process for these grant funds.

The Consolidated Plan **will be available starting March 11, 2025**, and the general public has until **April 13, 2025**, to offer comments on the proposed submission. Written comments may be submitted via email to olivia.galyon@appletonwi.gov or via U.S. Mail to: City of Appleton, Community Development Department, Att: Olivia Galyon, Community Development Specialist, 100 North Appleton Street, Appleton, WI 54911. Questions can be directed to Olivia Galyon at 920-832-6469.

In addition, public comments on the Consolidated Plan can be offered during a public hearing that will be held at a regularly scheduled Community Development Committee meeting on Wednesday, April 23, 2025, at 4:30 p.m., or as soon thereafter as can be heard, in Common Council Chambers on the 6th Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI.

The City shall consider all public input received before preparing its final submission, in addition to providing HUD with a summary of such comments as they relate to the 2025-2029 Consolidated Plan. Interested parties can view the Consolidated Plan at the following locations: City of Appleton Customer Service area on the 1st Floor of City Hall, 100 N. Appleton Street, Appleton, WI 54911; or on the website at: https://www.appletonwi.gov/government/departments/community_development/planning_development/housing/cdbg.php, starting March 11, 2025. A hard copy can also be requested by contacting our office.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

WNAXLP
March 11 2025
LWIX0253107

Submission Date	How many years have you lived in the City of Appleton?	In which zip code do you reside?	Do you rent or own your home?	Please rank the following CBDG activity categories by most to least important, in your opinion:	In your opinion, the City of Appleton needs more, is about right, or needs less of the following: >> Availability of rental housing	In your opinion, the City of Appleton needs more, is about right, or needs less of the following: >> Opportunities for homeownership	the City of Appleton needs more, is about right, or needs less of the following: >> Places to purchase necessary goods: groceries, toiletries, etc.
Jan 23, 2025	11-20 years	54911	Rent	1: Public Facilities Improvements 2: Homeownership Assistance 3: Economic Development 4: Housing Rehabilitation 5: Public Services	Is about right	Needs more	Needs more
Jan 21, 2025	20+ years	54911	Own	1: Homeownership Assistance 2: Housing Rehabilitation 3: Public Services 4: Economic Development 5: Public Facilities Improvements	Is about right	Needs more	Needs more

Jan 21, 2025	20+ years	54915	Own	1: Public Services 2: Housing Rehabilitation 3: Public Facilities Improvements 4: Homeownership Assistance 5: Economic Development	Needs less	Needs more	Needs less
Jan 19, 2025	20+ years	54914	Own	1: Economic Development 2: Public Services 3: Public Facilities Improvements 4: Housing Rehabilitation 5: Homeownership Assistance	Needs less	Is about right	Needs more
Jan 14, 2025	20+ years	54914	Own	1: Economic Development 2: Public Services 3: Public Facilities Improvements 4: Housing Rehabilitation 5: Homeownership Assistance	Unsure	Unsure	Is about right
Jan 14, 2025	11-20 years	54911	Own	1: Homeownership Assistance 2: Public Services 3: Public Facilities Improvements 4: Housing Rehabilitation 5: Economic Development	Needs more	Needs more	Needs less

Jan 14, 2025	11-20 years	54911	Own	1: Homeownership Assistance 2: Public Services 3: Public Facilities Improvements 4: Housing Rehabilitation 5: Economic Development	Needs more	Needs more	Needs less
Jan 14, 2025	3-5 years	54914	Own	1: Housing Rehabilitation 2: Public Facilities Improvements 3: Public Services 4: Economic Development 5: Homeownership Assistance	Needs more	Needs more	Is about right
Jan 14, 2025	6-10 years	54915	Own	1: Homeownership Assistance 2: Housing Rehabilitation 3: Public Services 4: Economic Development 5: Public Facilities Improvements	Needs more	Needs more	Is about right
Jan 14, 2025	20+ years	54911	Own	1: Homeownership Assistance 2: Housing Rehabilitation 3: Public Services 4: Public Facilities Improvements 5: Economic Development	Needs less	Needs more	Is about right

Jan 14, 2025	20+ years	54915	Own	1: Public Services 2: Public Facilities Improvements 3: Housing Rehabilitation 4: Economic Development 5: Homeownership Assistance	Is about right	Is about right	Is about right
Jan 14, 2025	20+ years	54914	Own	1: Public Services 2: Homeownership Assistance 3: Housing Rehabilitation 4: Public Facilities Improvements 5: Economic Development	Needs more	Needs more	Needs more
Jan 2, 2025	20+ years	54913	Own	1: Economic Development 2: Public Facilities Improvements 3: Public Services 4: Housing Rehabilitation 5: Homeownership Assistance	Needs more	Is about right	Is about right
Dec 31, 2024	20+ years	54911	Own	1: Public Services 2: Economic Development 3: Housing Rehabilitation 4: Homeownership Assistance 5: Public Facilities Improvements	Needs more	Needs more	Is about right

Dec 31, 2024	6-10 years	54915	Own	1: Economic Development 2: Public Facilities Improvements 3: Public Services 4: Housing Rehabilitation 5: Homeownership Assistance	Needs more	Is about right	Needs more
Dec 30, 2024	11-20 years	54911	Own	1: Public Facilities Improvements 2: Public Services 3: Homeownership Assistance 4: Housing Rehabilitation 5: Economic Development	Is about right	Is about right	Needs more
Dec 26, 2024	20+ years	54914	Rent	1: Housing Rehabilitation 2: Homeownership Assistance 3: Economic Development 4: Public Services 5: Public Facilities Improvements	Needs more	Needs more	Is about right
Dec 24, 2024	3-5 years	54913	Own	1: Economic Development 2: Public Services 3: Public Facilities Improvements 4: Housing Rehabilitation 5: Homeownership Assistance	Is about right	Needs more	Is about right

Dec 22, 2024	20+ years	54913	Own	1: Economic Development 2: Homeownership Assistance 3: Housing Rehabilitation 4: Public Services 5: Public Facilities Improvements	Needs more	Unsure	Is about right
Dec 22, 2024	11-20 years	54915	Own	1: Homeownership Assistance 2: Housing Rehabilitation 3: Public Services 4: Public Facilities Improvements 5: Economic Development	Needs more	Needs more	Is about right
Dec 20, 2024	6-10 years	54911	Own	1: Public Services 2: Economic Development 3: Homeownership Assistance 4: Public Facilities Improvements 5: Housing Rehabilitation	Needs more	Needs more	Needs more
Dec 17, 2024	11-20 years	54915	Rent	1: Economic Development 2: Housing Rehabilitation 3: Public Services 4: Public Facilities Improvements 5: Homeownership Assistance	Is about right	Is about right	Is about right

Dec 17, 2024	11-20 years	54911	Rent	1: Public Facilities Improvements 2: Economic Development 3: Public Services 4: Homeownership Assistance 5: Housing Rehabilitation	Needs more	Is about right	Needs more
Dec 16, 2024	0-2 years	54915	Own	1: Public Services 2: Public Facilities Improvements 3: Housing Rehabilitation 4: Homeownership Assistance 5: Economic Development	Needs more	Needs more	Is about right
Dec 16, 2024	3-5 years	54914	Rent	1: Housing Rehabilitation 2: Economic Development 3: Homeownership Assistance 4: Public Facilities Improvements 5: Public Services	Needs more	Needs more	Is about right
Dec 16, 2024	20+ years	54915	Own	1: Economic Development 2: Public Services 3: Public Facilities Improvements 4: Homeownership Assistance 5: Housing Rehabilitation	Needs more	Needs more	Is about right

Dec 16, 2024	11-20 years	54915	Own	1: Public Services 2: Public Facilities Improvements 3: Housing Rehabilitation 4: Homeownership Assistance 5: Economic Development	Needs less	Is about right	Is about right
Dec 15, 2024	11-20 years	54914	Own	1: Public Facilities Improvements 2: Housing Rehabilitation 3: Public Services 4: Economic Development 5: Homeownership Assistance	Unsure	Is about right	Is about right
Dec 14, 2024	6-10 years	54911	Own	1: Public Services 2: Housing Rehabilitation 3: Public Facilities Improvements 4: Economic Development 5: Homeownership Assistance	Is about right	Needs more	Is about right
Dec 14, 2024	20+ years	54914	Own	1: Housing Rehabilitation 2: Homeownership Assistance 3: Public Services 4: Public Facilities Improvements 5: Economic Development	Needs more	Needs more	Is about right

Dec 14, 2024	20+ years	54911	Own	1: Public Services 2: Public Facilities Improvements 3: Homeownership Assistance 4: Housing Rehabilitation 5: Economic Development	Needs more	Needs more	Is about right
Dec 13, 2024	20+ years	54911	Own	1: Housing Rehabilitation 2: Homeownership Assistance 3: Public Facilities Improvements 4: Economic Development 5: Public Services	Needs more	Needs more	Is about right
Dec 13, 2024	0-2 years	54915	Own	1: Homeownership Assistance 2: Housing Rehabilitation 3: Economic Development 4: Public Facilities Improvements 5: Public Services	Is about right	Needs more	Is about right
Dec 13, 2024	20+ years	54915	Own	1: Public Services 2: Public Facilities Improvements 3: Economic Development 4: Housing Rehabilitation 5: Homeownership Assistance	Needs more	Needs more	Needs more

Dec 13, 2024	20+ years	54914	Own	1: Public Facilities Improvements 2: Housing Rehabilitation 3: Public Services 4: Economic Development 5: Homeownership Assistance	Needs more	Needs more	Needs more
Dec 13, 2024	3-5 years	54911	Rent	1: Public Facilities Improvements 2: Public Services 3: Homeownership Assistance 4: Housing Rehabilitation 5: Economic Development	Needs more	Needs more	Needs more
Dec 13, 2024	20+ years	Other	Stay with fam	1: Economic Development 2: Homeownership Assistance 3: Housing Rehabilitation 4: Public Services 5: Public Facilities Improvements	Needs more	Is about right	Is about right
Nov 12, 2024	20+ years	Other		1: Public Services 2: Public Facilities Improvements 3: Economic Development 4: Housing Rehabilitation 5: Homeownership Assistance	Is about right	Needs less	Is about right

In your opinion, the City of Appleton needs more, is about right, or needs less of the following: >> Places to walk safely	In your opinion, the City of Appleton needs more, is about right, or needs less of the following: >> Places to bike safely	In your opinion, the City of Appleton needs more, is about right, or needs less of the following: >> Places that are safe after dark	In your opinion, the City of Appleton needs more, is about right, or needs less of the following: >> Places for children to play	Which of the following statements describes Appleton in your opinion:	In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Availability of rental housing	In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Opportunities for homeownership	In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Places to purchase necessary goods: groceries, toiletries, etc.
Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in Appleton	Is about right	Needs more	Needs more
Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in Appleton	Needs less	Needs more	Needs more

Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in Appleton	Needs less	Is about right	Is about right
Is about right	Is about right	Needs more	Needs less	I sometimes feel safe in Appleton	Needs less	Is about right	Needs more
Is about right	Needs less	Needs more	Is about right	I sometimes feel safe in Appleton	Needs less	Unsure	Is about right
Unsure	Unsure	Is about right	Is about right	I sometimes feel safe in Appleton	Needs less	Needs more	Is about right

Unsure	Unsure	Is about right	Is about right	I sometimes feel safe in Appleton	Needs less	Needs more	Is about right
Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in Appleton	Is about right	Needs more	Needs more
Is about right	Is about right	Needs more	Is about right	I sometimes feel safe in Appleton	Is about right	Is about right	Is about right
Is about right	Is about right	Is about right	Is about right	I always feel safe in Appleton	Is about right	Needs more	Is about right

Needs more	Needs less	Needs more	Is about right	I sometimes feel safe in Appleton	Is about right	Is about right	Is about right
Needs more	Needs more	Needs more	Is about right	I sometimes feel safe in Appleton	Needs more	Needs more	Is about right
Needs more	Needs more	Needs more	Is about right	I always feel safe in Appleton	Needs more	Is about right	Needs more
Needs more	Needs more	Needs more	Needs more	I always feel safe in Appleton	Needs more	Needs more	Needs more

Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in Appleton	Is about right	Is about right	Is about right
Needs more	Needs more	Needs more	Is about right	I always feel safe in Appleton	Is about right	Is about right	Needs more
Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in Appleton	Needs more	Needs more	Is about right
Needs more	Needs more	Needs more	Is about right	I sometimes feel safe in Appleton	Needs less	Needs more	Is about right

Is about right	Is about right	Is about right	Is about right	I always feel safe in Appleton	Is about right	Is about right	Is about right
Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in Appleton	Is about right	Needs more	Is about right
Needs more	Needs more	Needs more	Is about right	I always feel safe in Appleton	Needs more	Needs more	Needs more
Needs more	Needs more	Is about right	Is about right	I always feel safe in Appleton	Is about right	Is about right	Is about right

Needs more	Is about right	Is about right	Is about right	I always feel safe in Appleton	Needs more	Needs more	Needs more
Needs more	Needs more	Is about right		I always feel safe in Appleton	Is about right	Needs more	Is about right
Needs more	Is about right	Needs more	Is about right	I sometimes feel safe in Appleton	Is about right	Is about right	Is about right
Needs more	Is about right	Needs more	Is about right	I always feel safe in Appleton	Needs less	Is about right	Is about right

Is about right	Is about right	Needs more	Needs more	I sometimes feel safe in Appleton	Needs less	Is about right	Is about right
Needs more	Needs more	Needs more	Needs more	I always feel safe in Appleton	Unsure	Is about right	Is about right
Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in Appleton	Needs less	Needs more	Is about right
Needs more	Needs more	Needs more	Needs more	I always feel safe in Appleton	Is about right	Needs more	Needs more

Needs more	Needs more	Needs more	Is about right	I only feel safe in Appleton during t	Is about right	Is about right	Needs more
Is about right	Needs more	Needs more	Is about right	I sometimes feel safe in Appleton	Needs more	Needs more	Is about right
Is about right	Is about right	Unsure	Is about right	I always feel safe in Appleton	Unsure	Unsure	Is about right
Is about right	Is about right	Needs more	Is about right	I always feel safe in Appleton	Is about right	Is about right	Is about right

Needs more	Needs more	Is about right	Is about right	I always feel safe in Appleton	Is about right	Needs more	Needs more
Needs more	Needs more	Is about right	Is about right	I always feel safe in Appleton	Needs more	Needs more	Needs more
Is about right	Is about right	Needs more	Unsure	I always feel safe in Appleton	Needs more	Needs more	Is about right
Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in Appleton	Is about right	Needs more	Is about right

In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Places to walk safely	In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Places to bike safely	In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Places that are safe after dark	In your opinion, your neighborhood needs more, is about right, or needs less of the following: >> Places for children to play	Which of the following statements describes your neighborhood in your opinion:	For public dollars spent on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Repair/replace streets, sidewalks, and other infrastructure
Needs more	Needs more	Needs more	Is about right	I sometimes feel safe in my neighborhood	Very Important
Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in my neighborhood	Somewhat Important

Is about right	Is about right	Needs more	Needs more	I sometimes feel safe in my neighborhood	Very Important
Is about right	Is about right	Needs more	Needs less	I never feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in my neighborhood	Very Important

Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in my neighborhood	Very	Important
Needs more	Needs more	Needs more	Is about right	I sometimes feel safe in my neighborhood	Very	Important
Is about right	Is about right	Needs more	Is about right	I sometimes feel safe in my neighborhood	Very	Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Very	Important

Needs more	Is about right	Needs more	Is about right	I sometimes feel safe in my neighborhood	Very	Important
Needs more	Is about right	Needs more	Is about right	I sometimes feel safe in my neighborhood	Very	Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Very	Important
Is about right	Needs more	Is about right	Is about right	I always feel safe in my neighborhood	Very	Important

Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Somewhat Important
Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Needs more	I always feel safe in my neighborhood	Very Important

Needs more	Needs more	Is about right	Is about right	I always feel safe in my neighborhood	Somewhat Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Somewhat Important
Needs more	Needs more	Needs more	Is about right	I only feel safe in my neighborhood during t	Somewhat Important
Is about right	Needs more	Is about right	Is about right	I always feel safe in my neighborhood	Very Important

Is about right	Is about right	Is about right	Is about right	I sometimes feel safe in my neighborhood	Very Important
Needs more	Needs more	Is about right		I always feel safe in my neighborhood	Very Important
Needs more	Needs more	Needs more	Needs more	I only feel safe in my neighborhood during t	Somewhat Important
Needs more	Is about right	Is about right	Needs more	I always feel safe in my neighborhood	Very Important

Is about right	Is about right	Is about right	Needs more	I sometimes feel safe in my neighborhood	Very Important
Needs more	Needs more	Needs more	Is about right	I always feel safe in my neighborhood	Somewhat Important
Needs more	Needs more	Needs more	Needs more	I sometimes feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Needs more	I always feel safe in my neighborhood	Very Important

Needs more	Is about right	Needs more	Is about right	I never feel safe in my neighborhood	Somewhat Important
Is about right	Needs more	Needs more	Is about right	I sometimes feel safe in my neighborhood	Somewhat Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Somewhat Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Very Important

Needs more	Needs more	Needs more	Is about right	I always feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Very Important
Is about right	Is about right	Needs more	Needs more	I always feel safe in my neighborhood	Very Important
Is about right	Is about right	Is about right	Is about right	I always feel safe in my neighborhood	Very Important

For public dollars spent on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Improve the condition of storefronts in local neighborhoods	For public dollars spent on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Improve/increase the number of bus stops and/or bus shelters	For public dollars spent on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Increase opportunities for jobs/employment	For public dollars spent on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Encourage the development of small businesses	For public dollars spent on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Improve the condition of neighborhood parks and/or public spaces	on economic development, public improvements, or revitalization in Appleton, how important is it that funds be spent on the following?: >> Develop more targeted public facilities: senior centers, youth centers, etc.
Very Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Somewhat Important
Somewhat Important	Not Important	Very Important	Very Important	Very Important	Somewhat Important

Not Important	Very Important	Very Important	Very Important	Somewhat Important	Very Important
Somewhat Important	Not Important	Not Important	Not Important	Somewhat Important	Very Important
Not Important	Not Important	Very Important	Somewhat Important	Not Important	Not Important
Somewhat Important	Not Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important

Somewhat Important	Not Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Very Important	Very Important	Very Important
Not Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important
Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Somewhat Important

Not Important	Not Important	Not Important	Somewhat Important	Somewhat Important	Somewhat Important
Somewhat Important	Somewhat Important	Unsure	Unsure	Very Important	Very Important
Not Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Very Important
Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Very Important

Not Important	Very Important	Not Important	Very Important	Very Important	Not Important
Somewhat Important	Not Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important
Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Somewhat Important
Somewhat Important	Not Important	Very Important	Very Important	Somewhat Important	Somewhat Important

Somewhat Important	Somewhat Important	Very Important	Somewhat Important	Not Important	Not Important
Not Important	Not Important	Somewhat Important	Very Important	Not Important	Not Important
Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important
Somewhat Important	Not Important	Somewhat Important	Very Important	Somewhat Important	Somewhat Important

Somewhat Important	Somewhat Important	Very Important	Somewhat Important	Very Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Very Important
Very Important	Not Important	Somewhat Important	Very Important	Very Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Very Important	Very Important	Very Important

Not Important	Not Important	Somewhat Important	Not Important	Somewhat Important	Not Important
Somewhat Important	Somewhat Important	Unsure	Somewhat Important	Very Important	Somewhat Important
Somewhat Important	Not Important	Somewhat Important	Not Important	Very Important	Not Important
Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important

Not Important	Very Important	Very Important	Somewhat Important	Very Important	Very Important
Very Important	Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important
Somewhat Important	Not Important	Not Important	Very Important	Somewhat Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Somewhat Important	Very Important

Very Important	Somewhat Important	Very Important	Very Important	Very Important	Very Important
Somewhat Important	Very Important	Somewhat Important	Somewhat Important	Very Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important
Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Somewhat Important

on homeless service efforts in Appleton, how important is it that funds be spent on the following? Homelessness is defined as: an individual or family who lacks a fixed, regular, and adequate nighttime residence >> Case management/life	on homeless service efforts in Appleton, how important is it that funds be spent on the following? Homelessness is defined as: an individual or family who lacks a fixed, regular, and adequate nighttime residence >> Homelessness	on homeless service efforts in Appleton, how important is it that funds be spent on the following? Homelessness is defined as: an individual or family who lacks a fixed, regular, and adequate nighttime residence >> Homeless shelters	on homeless service efforts in Appleton, how important is it that funds be spent on the following? Homelessness is defined as: an individual or family who lacks a fixed, regular, and adequate nighttime residence >> Transitional housing	on homeless service efforts in Appleton, how important is it that funds be spent on the following? Homelessness is defined as: an individual or family who lacks a fixed, regular, and adequate nighttime residence >> Permanent supportive	For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Youth mentoring programs
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important

Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Not Important	Not Important	Not Important	Not Important	Not Important	Somewhat Important
Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important
Somewhat Important	Very Important	Somewhat Important	Not Important	Not Important	Somewhat Important

Somewhat Important	Very Important	Somewhat Important	Not Important	Not Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Somewhat Important	Somewhat Important	Not Important	Not Important	Not Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Somewhat Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Not Important	Not Important	Not Important	Not Important	Not Important	Not Important
Very Important	Very Important	Somewhat Important	Very Important	Somewhat Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Somewhat Important	Somewhat Important	Very Important	Somewhat Important	Somewhat Important

Very Important	Very Important	Somewhat Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Somewhat Important	Very Important	Very Important	Very Important
Very Important	Very Important	Somewhat Important	Very Important	Somewhat Important	Very Important
Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Very Important

Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Not Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Somewhat Important	Somewhat Important	Very Important	Somewhat Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Not Important	Somewhat Important	Not Important	Not Important	Not Important	Somewhat Important
Very Important	Somewhat Important	Somewhat Important	Not Important	Not Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Somewhat Important	Very Important	Very Important	Somewhat Important

Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Somewhat Important	Very Important	Somewhat Important	Very Important

For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Literacy and/or job training programs	For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Access to health/dental services for low income individuals	For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Programs that assist senior citizens	For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Financial counseling/literacy programs	For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Violence prevention programming/services	For public dollars spent on public service efforts in Appleton, how important is it that funds be spent on the following? >> Alcohol and drug abuse services
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Somewhat Important	Very Important	Very Important	Somewhat Important	Very Important	Somewhat Important

Very Important	Very Important	Somewhat Important	Very Important	Very Important	Very Important
Somewhat Important	Not Important	Very Important	Not Important	Somewhat Important	Not Important
Very Important	Very Important	Somewhat Important	Very Important	Very Important	Very Important
Somewhat Important	Very Important	Very Important	Not Important	Not Important	Somewhat Important

Somewhat Important	Very Important	Very Important	Not Important	Not Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important
Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Not Important	Not Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Somewhat Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important
Very Important	Very Important	Very Important	Somewhat Important	Very Important	Very Important

Not Important	Not Important	Not Important	Not Important	Not Important	Not Important
Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important

Very Important	Very Important	Somewhat Important	Very Important	Somewhat Important	Very Important
Very Important	Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important
Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important

Somewhat Important	Not Important	Somewhat Important	Not Important	Somewhat Important	Somewhat Important
Very Important	Somewhat Important	Somewhat Important	Not Important	Somewhat Important	Very Important
Somewhat Important	Very Important	Somewhat Important	Not Important	Very Important	Very Important
Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important

Very Important	Very Important	Somewhat Important	Very Important	Very Important	Somewhat Important
Somewhat Important	Very Important	Very Important	Somewhat Important	Very Important	Somewhat Important
Very Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Very Important
Very Important	Very Important	Very Important	Very Important	Very Important	

Very Important	Very Important	Very Important	Very Important	Very Important	Very Important
Somewhat Important	Very Important	Very Important	Somewhat Important	Somewhat Important	Very Important
Very Important	Very Important	Somewhat Important	Very Important	Very Important	Very Important
Very Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important

For public dollars spent on housing efforts in Appleton, how important is it that funds be spent on the following? >> Income-qualifying affordable housing	For public dollars spent on housing efforts in Appleton, how important is it that funds be spent on the following? >> Homeownership opportunities	For public dollars spent on housing efforts in Appleton, how important is it that funds be spent on the following? >> Rental housing	For public dollars spent on housing efforts in Appleton, how important is it that funds be spent on the following? >> Housing options for seniors	For public dollars spent on housing efforts in Appleton, how important is it that funds be spent on the following? >> Housing options for persons with disabilities	For public dollars spent on housing efforts in Appleton, how important is it that funds be spent on the following? >> Housing rehabilitation loans	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of decent condition
Very Important	Very Important	Somewhat Important	Very Important	Very Important	Very Important	Worse off
Somewhat Important	Somewhat Important	Not Important	Very Important	Very Important	Somewhat Important	Same

Very Important	Very Important	Not Important	Somewhat Important	Very Important	Somewhat Important	Same
Not Important	Somewhat Important	Not Important	Very Important	Somewhat Important	Not Important	Worse off
Somewhat Important	Not Important	Not Important	Somewhat Important	Very Important	Very Important	Unsure
Somewhat Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Worse off

Somewhat Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Worse off
Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Worse off
Somewhat Important	Very Important	Very Important	Somewhat Important	Very Important	Very Important	Same
Very Important	Very Important	Somewhat Important	Very Important	Very Important	Very Important	Worse off

Not Important	Somewhat Important	Not Important	Somewhat Important	Somewhat Important	Not Important	Same
Very Important	Very Important	Very Important	Very Important	Unsure	Very Important	Worse off
Very Important	Somewhat Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Same
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Better off

Not Important	Not Important	Not Important	Not Important	Not Important	Not Important	Same
Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Better off
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Worse off
Somewhat Important	Very Important	Not Important	Somewhat Important	Very Important	Very Important	Better off

Very Important	Somewhat Important	Very Important	Very Important	Somewhat Important	Somewhat Important	Same
Very Important	Very Important	Somewhat Important	Somewhat Important	Very Important	Somewhat Important	Worse off
Very Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important	Same
Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important	Same

Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important	Worse off
Very Important	Very Important	Very Important	Very Important	Very Important	Somewhat Important	
Somewhat Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Unsure
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Better off

Not Important	Not Important	Not Important	Somewhat Important	Somewhat Important	Very Important	Same
Somewhat Important	Somewhat Important	Somewhat Important	Unsure	Somewhat Important	Somewhat Important	Same
Very Important	Very Important	Somewhat Important	Somewhat Important	Very Important	Very Important	Worse off
Very Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Worse off

Very Important	Very Important	Somewhat Important	Very Important	Very Important	Not Important	Worse off
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Worse off
Very Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Better off
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Worse off

Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Worse off
Very Important	Very Important	Very Important	Very Important	Somewhat Important	Somewhat Important	Unsure
Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Same
Very Important	Very Important	Not Important	Somewhat Important	Somewhat Important	Unsure	Worse off

speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of affordable housing	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of homeowners	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of financing for home	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of rental housing	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of housing for seniors	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Availability of housing for people	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Conditions of streets and sidewalks	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Conditions of parks and other public	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Opportunities for walking safely	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Opportunities for biking safely	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Opportunities for jobs/employ
Worse off	Worse off	Unsure	Same	Unsure	Unsure	Worse off	Better off	Same	Same	Worse off
Worse off	Worse off	Worse off	Same	Same	Same	Same	Worse off	Worse off	Worse off	Same

Worse off	Worse off	Worse off	Worse off	Unsure	Worse off	Worse off	Worse off	Same	Same	Unsure
Same	Same	Better off	Same	Worse off	Same	Worse off	Worse off	Same	Same	Better off
Unsure	Unsure	Unsure	Unsure	Unsure	Worse off	Same	Same	Same	Same	Worse off
Worse off	Worse off	Worse off	Unsure	Unsure	Unsure	Worse off	Same	Same	Better off	Unsure

Worse off	Worse off	Worse off	Unsure	Unsure	Unsure	Worse off	Same	Same	Better off	Unsure
Worse off	Worse off	Worse off	Worse off	Worse off	Worse off	Same	Same	Same	Same	Worse off
Worse off	Same	Same	Same	Same	Same	Worse off	Better off	Same	Same	Same
Worse off	Worse off	Worse off	Worse off	Same	Same	Worse off	Better off	Same	Better off	Same

Worse off	Same	Same	Same	Same	Same	Worse off	Worse off	Worse off	Same	Better off
Worse off	Worse off	Unsure	Worse off	Worse off	Unsure	Worse off	Same	Worse off	Same	Unsure
Same	Same	Worse off	Unsure	Unsure	Unsure	Better off	Better off	Better off	Better off	Same
Worse off	Worse off	Same	Better off	Better off	Unsure	Same	Same	Worse off	Worse off	Same

Same	Same	Same	Same	Same	Same	Worse off	Worse off	Worse off	Worse off	Same
Same	Unsure	Unsure	Unsure	Unsure	Unsure	Same	Same	Same	Better off	Unsure
Worse off	Worse off	Worse off	Worse off	Worse off	Worse off	Worse off	Same	Same		Worse off
Same	Same	Same	Better off	Same	Same	Worse off	Better off	Same	Better off	Better off

Worse off	Same	Same	Worse off	Same	Unsure	Better off	Better off	Better off	Better off	Better off
Worse off	Worse off	Same	Worse off	Same	Same	Same	Better off	Same	Better off	Same
Worse off	Same	Unsure	Same	Same	Unsure	Same	Same	Same	Better off	Same
Same	Same	Worse off	Better off	Same	Worse off	Same	Same	Same	Same	Worse off

Worse off	Worse off	Unsure	Unsure	Unsure	Unsure	Better off	Better off	Better off	Better off	Same
Unsure	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure
Worse off	Worse off	Unsure	Worse off	Unsure	Unsure	Same	Same	Same	Better off	Same

Same	Same	Same	Same	Better off	Unsure	Same	Worse off	Worse off	Same	Same
Worse off	Same	Same	Unsure	Unsure	Unsure	Same	Same	Same	Better off	Same
Worse off	Worse off	Worse off	Worse off	Same	Same	Worse off	Worse off	Worse off	Worse off	Better off
Worse off	Worse off	Same	Worse off	Worse off	Worse off	Better off	Better off	Same	Same	Same

Worse off	Worse off	Same	Worse off	Unsure	Same	Same	Same	Worse off	Better off	Worse off
Worse off	Worse off	Same	Worse off	Worse off	Worse off	Same	Better off	Same	Same	Same
Same	Better off	Better off	Same	Same	Same	Same	Same	Same	Same	Better off
Worse off	Worse off	Worse off	Worse off	Worse off	Worse off	Same	Same	Same	Same	Same

Worse off	Worse off	Worse off	Worse off	Worse off	Worse off	Same	Worse off	Same	Worse off	Same
Worse off	Worse off	Worse off	Worse off	Unsure	Unsure	Better off	Better off	Better off	Better off	Unsure
Worse off	Worse off	Same	Worse off	Unsure	Unsure	Same	Better off	Better off	Better off	Same
Worse off	Worse off	Unsure	Worse off	Unsure	Unsure	Worse off	Better off	Same	Same	Unsure

speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Public transportation options	speaking, is Appleton better off, the same, or worse off compared to 5 years ago in the following areas? >> Safe places for children to play	Do you have additional comments/suggestions?	How old are you?	What gender do you identify as?
Worse off	Same	I'd love to see more dog friendly spaces. Especially indoors during the winter.	25-34	Woman
Worse off	Worse off	Very frustrated over the number of rental properties with non present landlords who do not take care or even update structures. Also the number of apartments that are rented out to individuals who are newly released (or work released) from jail, sex offenders, ect. seems to be very concentrated in the downtown neighborhood area. I do NOT feel safe walking in evenings for certain. I was excited to buy my home down almost 15years ago. Now I outright regret it.	55-64	Woman

Worse off	Same		25-34	Prefer not to say
Same	Same	Stop the sidewalk poetry program. It is a waste of money. At the very least give the homeowners the ability to opt out of having it in front of their home. Or offer it to people at THEIR cost.	45-54	Man
Worse off	Same		45-54	Woman
Unsure	Same		35-44	Man

Unsure	Same		35-44	Man
Worse off	Same		25-34	Woman
Same	Better off		65+	Woman
Worse off	Same	With all if the apartment development downtown, it would be nice to see more condo type ownership opportunities in some of these renovated or brand new apartment towers - we need more smaller, basic affordable type homes built. There's some owners in the historic central neighborhood that really could benefit from some code enforcement - there's a lot of hoarded homes in the area and homes that are steps away from blight. The transient population has been steadily increasing, while service opportunities to them seem to remain the same or limited.	45-54	Man

Same	Same		65+	Man
Same	Same	Mini-greenspaces within older neighborhoods would promote mental health. I hear Paris has devices that can check decibel levels, snap a photo and mail a ticket to the offending vehicle's owner. Consider it.		
Same	Better off		45-54	Woman
Unsure	Same	Biking and walking safety are big concerns in the 54911 zip code due to heavy traffic and drivers on cell phones/not paying attention. My kids can't bike safely in my neighborhood and a child that goes to my son's school (Wilson) was just seriously injured when a car struck them on the sidewalk. He walks home from school every day, so this is an immediate and pressing concern.	35-44	Woman

Worse off	Worse off	Spend money on infrastructure (roads, bridges, public safety) and let the private sector handle the rest.	35-44	Man
Unsure	Unsure		45-54	Man
Same	Same	Thank You for this survey. I hope we all can work together to accomplish many more opportunities for residents of Appleton and Outagamie/Winnebago/Calumet Counties.	45-54	Woman
Same	Same		Prefer not to say	Prefer not to say

Worse off	Better off	I'm surprised there's nothing in here about the arts. The arts are key to economic development!	55-64	Woman
Same	Better off	Housing should be the priority	45-54	Woman
Same	Same		45-54	Woman
Same	Better off		35-44	Man

Better off	Better off		25-34	Woman
			Prefer not to say	Prefer not to say
Unsure	Unsure		25-34	Woman
Same	Same	I see a lot of new houses being built and some apartments but wonder about affordability especially on apartment side of things. We have nice parks, biking, and overall walking although additional trails would be nice.	45-54	Woman

Worse off	Worse off	There's much more to Appleton than downtown. Too much effort is being placed on developing downtown leaving other areas to pay the price. Too many aldermanic districts border downtown, an obviously politically driven decision to boost voter counts of a specific political party affiliation. Increasing programming for homelessness and addiction is causing Appleton to attract more homeless people and addicts from outside the area and the costs outweigh the benefits. Taxes and fees continue to increase while services decrease for those actually paying taxes.	35-44	Prefer not to say
Same	Better off		35-44	Woman
Better off	Better off	Walking or biking anywhere in Appleton is challenging. For example, Northland Ave cuts off safe access to Memorial Park for kids on the opposite side of the highway. Just one example. I hope for infrastructure that is less focused on cars and more about walkabilty/bikability and access. I'm also hopeful the city will consider climate change when making big infrastructure decisions. Love the life that has been breathed into College Ave. Would be excited to see that kind of focus and development on Wisconsin Ave.	35-44	Woman
Worse off	Same	Need to curb low effort flippers and landlords who dont care for their properties.	35-44	Man

Worse off	Worse off	Please do something about arbutus park. It's such a nice space but it's wasted because of the adults drinking and doing drugs in the park and the adults who loiter around the access points (some people are neutral enough but others are chain-smoking or arguing and making it hard to bring children around)	25-34	Woman
Worse off	Same		45-54	Woman
Better off	Better off		45-54	Man
Same	Same	Could not get category of ranking to work. I am unhappy about the new elementary school being where the folks have lots of money. Those with money get the new school, just like happened when North NS was built. I know, location, location, location.	65+	Woman

Worse off	Same	More income-assisted housing (especially the downtown units!), more trees and curated green space, community gardens, etc. Encouraging businesses to become third spaces	25-34	Woman
Better off	Better off	Thank you for creating this survey! Some comments: please improve the length of time the bus takes. People will continue to drive until the bus system becomes as fast as or faster than driving, and the amount of time between stops is just too long. Also I know there are moves to improve it, but please fix the walkability and bikeability of West College Av. and the surrounding Appleton areas.	18-24	Woman
Unsure	Unsure		25-34	Woman
Unsure	Same		65+	Man

What race/ethnicity do you identify as?	What is your highest level of educational attainment?	What is your current employment status?	What is your household size?	What is your total household income
White/Caucasian	Some college/univer	Employed full-time (·	2	$20,000- $49,999
White/Caucasian	Bachelor's Degree	Employed full-time (·	2	Prefer not to say

Prefer not to say	Associate's Degree	Employed full-time (·	4	$75,000- $99,999
White/Caucasian	Bachelor's Degree	Employed full-time (·	3	$75,000- $99,999
White/Caucasian	High School diploma	Employed part-time	2	$100,000-$124,999
White/Caucasian	Some college/univer	Unemployed (lookin	6+	$50,000-$74,999

White/Caucasian	Some college/univer	Unemployed (lookin	6+	$50,000-$74,999
White/Caucasian	Master's Degree	Employed full-time (	3	$100,000-$124,999
White/Caucasian	Master's Degree	Retired	1	$20,000- $49,999
White/Caucasian	Some college/univer	Employed full-time (	4	$100,000-$124,999

White/Caucasian	Bachelor's Degree	Retired	2	Prefer not to say
	Professional Degree (M.D., J.D., MBA, etc)			
White/Caucasian	Bachelor's Degree	Employed full-time (· 4		$150,000 or more
White/Caucasian	Bachelor's Degree	Employed full-time (· 4		$150,000 or more

White/Caucasian	Bachelor's Degree	Employed full-time (·	2	$150,000 or more
White/Caucasian	Bachelor's Degree	Employed part-time	3	$100,000-$124,999
White/Caucasian	Associate's Degree	Employed part-time	2	$20,000- $49,999
Prefer not to say	Prefer not to say	Employed full-time (·	3	Prefer not to say

White/Caucasian	Bachelor's Degree	Employed full-time (· 3		$150,000 or more
White/Caucasian	Master's Degree	Employed full-time (· 4		$150,000 or more
White/Caucasian	Some college/univer	Employed full-time (· 4		$150,000 or more
White/Caucasian	Bachelor's Degree	Employed full-time (· 4		$150,000 or more

White/Caucasian	Master's Degree	Employed full-time (· 1		$50,000-$74,999
Prefer not to say	Prefer not to say	Prefer not to say	Prefer not to say	Prefer not to say
White/Caucasian	Bachelor's Degree	Employed full-time (· 2		$150,000 or more
White/Caucasian	Bachelor's Degree	Employed full-time (· 4		$100,000-$124,999

Prefer not to say	Bachelor's Degree	Prefer not to say	5	$75,000- $99,999
White/Caucasian	Associate's Degree	Employed full-time (·	5	$75,000- $99,999
White/Caucasian	Master's Degree	Employed full-time (·	3	Prefer not to say
White/Caucasian	Bachelor's Degree	Employed full-time (·	4	$125,000-$149,999

White/Caucasian	Bachelor's Degree	Employed full-time (·	4	$50,000-$74,999
White/Caucasian	Master's Degree	Employed full-time (·	3	$100,000-$124,999
White/Caucasian	Some college/univer	Employed full-time (·	3	$75,000- $99,999
White/Caucasian	Master's Degree	Retired	1	$20,000- $49,999

White/Caucasian	Bachelor's Degree	Employed full-time (·	2	$100,000-$124,999
White/Caucasian	Bachelor's Degree	Student	2	$0-$19,999
White/Caucasian	Some college/univer	Employed full-time (·	2	$20,000- $49,999
White/Caucasian	Bachelor's Degree	Retired	3	Prefer not to say

Grantee Unique Appendices



CITY OF APPLETON: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

2019

City Of Appleton

METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL

Table of Contents

Executive Summary 5

About the Authors & the Report 10

Demographic Summary 14

Disparities in Access to Opportunities 22

Publicly Supported Housing Inventory and Analysis 35

Housing Problems 39

Summary and Status of Appleton Analysis of Impediments 2013 Recommendations 46

Community Participation 49

Fair Housing Analysis 53

- Segregation & Integration 53
- Disability & Access Analysis 59
- Disparities in Mortgage Lending 64
- Fair Housing Enforcement 67

Impediments to Fair Housing 69

Fair Housing Goals and Strategies 72

Appendices

Figures

	PAGE
Figure 1 Federal and State Protected Classes	14
Figure 2 Appleton 2016 Demographics	15
Figure 3 Appleton Race and Ethnicity 1990 – 2016	16
Figure 4 Appleton Foreign-Born Residents	17
Figure 5 Appleton English-Proficiency	18
Figure 6 Appleton Disability by Type	19
Figure 7 Appleton Household Median Income by Race and Ethnicity	20
Figure 8 Appleton Income and Poverty	21
Figure 9 Appleton Area School District Demographics	23
Figure 10 Appleton Private School Race and Ethnicity	23
Figure 11 Appleton Educational Attainment by Race and Ethnicity	24
Figure 12 Appleton Area School Proficiency with Race and Ethnicity	27
Figure 13 Student Homelessness by Race and Ethnicity	28
Figure 14 Appleton Area Child Poverty Rate	29
Figure 15 Appleton Unemployment by Race and Ethnicity	30
Figure 16 Appleton Methods of Getting to Work	31
Figure 17 Transportation by Race and Ethnicity	33
Figure 18 Appleton Publicly Supported Housing	35
Figure 19 Appleton Publicly Supported Housing by Race and Ethnicity	36
Figure 20 Appleton Rent Burden by Income	39
Figure 21 Median Gross Rent by Unit Size	40
Figure 22 National Low Income Housing Coalition's Out of Reach Report for Appleton	42
Figure 23 Appleton Evictions 2000-2016 (Eviction Lab)	44
Figure 24 Homeownership Tenure by Race and Ethnicity	45

Figure 25 Status of 2013 Analysis of Impediments to Fair Housing Recommendations 47
Figure 26 Appleton Dissimilarity Index 54
Figure 27 Persons with Disabilities in Publicly Supported Housing 61
Figure 28 Appleton Loan Originations by Race and Ethnicity 64
Figure 29 Appleton Lender Market Share 65
Figure 30 Appleton Top Low and Moderate Income Lenders 66
Figure 31 MMFHC Complaints from Appleton 2013-2018 67
Figure 32 MMFHC Complaints from Appleton 2013-2018 by Protected Class 68
Figure 33 Wisconsin Equal Rights Division Complaints 2013-2018 by Protected Class 68
Figure 34 US Department of Housing and Urban Development 2013-2018 by Protected Class 68

Maps

	PAGE
Map 1 Appleton School Performance	26
Map 2 Appleton Area Valley Transit Bus Routes	34
Map 3 Appleton Publicly Supported Housing with Race and Ethnicity (HUD AFFH Map)	37
Map 4 Appleton Publicly Supported Housing with Poverty by Census Tract	38
Map 5 Appleton Housing Cost Burden by Race and Ethnicity (HUD AFFH Map)	41
Map 6 Appleton Percent of Renters by Census Tract	55
Map 7 Appleton Percent Non-White by Census Tract	56
Map 8 Appleton Household Income for Children (Opportunity Atlas)	57
Map 9 Appleton Percent with a Disability	60
Map 10 Valley Transit ADA Service Area	62

Executive Summary

The Analysis of Impediments to Fair Housing (AI) is a report required of communities that receive federal housing funds such as Community Development Block Grants as Appleton does. This report seeks to identify impediments to equal housing opportunities by analyzing demographic data, local ordinances, and Appleton policies, practices and procedures; and through community participation like housing surveys and stakeholder interviews. After identification of impediments, stakeholders and City of Appleton staff and community work to create recommendations to remove or address the impediments. The recommendations should then be included in the City's Consolidated Plan for continued receipt of federal housing funds.

The *Demographic Summary* provides the most updated data on Appleton's population by race, ethnicity, national origin, disability, income, poverty, education, employment, household characteristics, housing tenure, housing cost burden and publicly supported housing inventory.

- In 2016 Appleton's population was 73,446.
- Appleton's population is 86 percent white, non-Hispanic, 2.3 percent Black, 6 percent Asian, and 5.7 percent Hispanic. Racial and ethnic diversity in Appleton is significantly different when the public school population is analyzed 71 percent white, non-Hispanic, 4.7 percent Black, 11.5 percent Asian, and 10 percent Hispanic.
- 6.4 percent of Appleton residents were born outside of the U.S.; Mexico, Laos and Thailand account for the largest proportion of countries of origin.
- 11.3 percent of Appleton residents speak a primary language other than English. Spanish and a variety of Asian languages are the most prominent.
- Just over 10 percent of Appleton residents report one or more disability.
- Median household income for whites is $54,909, for Blacks is $24,808, for Asians is $48,550, and for Hispanics is $42,647.
- The poverty rate in Appleton in 2016 was 12.1 percent. Ten percent of whites were in poverty compared to more than 53 percent of Blacks.

Regarding *Disparities in Access to Education, Employment, Transportation*, Opportunities:

- Public school students' standardized test scores vary significantly by race. Forty-eight percent of whites scored advanced or proficient, while only 14.4 percent of Black children, 23.2 percent of Hispanic children and 24.5 percent of Asian children scored advanced or proficient.
- While 95.3 percent of white residents have finished high school, only 79 percent of Black, 63.3 percent of Asian, and 58.7 percent of Hispanic have completed high school or its equivalent.
- Persons of color experience higher unemployment rates than whites in Appleton: whites 3 percent, Hispanic 7.4 percent and 5.3 percent for Asians. For Blacks the

unemployment rate was 12.9 percent, although the margin of error for the Black population employment is higher, making the statistic less reliable.

- Means of transportation varies significantly by race and ethnicity: Black and Asian residents of Appleton utilize bus transit to a greater extent than other races.

Regarding *Disproportionate Housing Needs:*

- Sixty six percent of Appleton residents own their homes while 33 percent rent.
- Sixty eight percent of whites own their homes, while 32 percent of Blacks, 59 percent of Asian and 42 percent of Hispanics own their homes.
- Over twenty-three percent of Native American households, 27.3 percent of white households, 45.0 percent of Hispanic households, 52 percent of Asian American households, and 54.5 percent of Black households experience housing problems.
- Forty percent of Black households, 30.3 percent of Hispanic, and 38.28 percent of Asian American households have a severe cost burden, whereas only 11.4 percent of white and zero percent of Native American households have a severe housing cost burden.
- There were 137 evictions in Appleton in 2016. Once a tenant has an eviction on their record, it becomes more difficult to secure housing.
- A person or household needs to earn $15.81 an hour, or $32,880 a year, to afford an average priced two-bedroom apartment in Appleton. The median monthly rent for a two-bedroom apartment in Appleton was about $737. In contrast, a person making minimum wage can only afford $377 in rent per month.

The *Community Participation* section summarizes both the stakeholder interviews and survey results. Barriers identified in this process include:

- Inadequate supply/access to affordable housing
- Inadequate supply of affordable, accessible housing for persons with disabilities.
- Housing discrimination based on several protected classes

The *Fair Housing Analysis* section reviews the data presented in the *Demographic Summary* for that data's fair housing implications. Issues analyzed include racial and ethnic segregation; supply of housing accessible for persons with disabilities; segregation of persons with disabilities; and disparities in mortgage lending.

- Racial and Ethnic Segregation: Using the dissimilarity index to quantify segregation indicates that Appleton has low levels of segregation; however, there are several census tracts that have significantly greater proportions of non-whites than the population as a whole and several tracts that contain greater proportions of whites than the population as a whole.
- Housing for Persons with Disabilities: Since persons with disabilities are two times more likely to be living in poverty than persons without disabilities, they are twice as likely to need affordable housing.
- Disparities in Mortgage Lending: Persons of color received a disproportionately low share of loan originations in Appleton.

Fair Housing Enforcement, Outreach Capacity and Resources summarizes the state and local fair housing protected classes. Additionally, it describes local resources available to enforce fair housing laws.

- The Metropolitan Milwaukee Fair Housing Council (MMFHC) conducts comprehensive fair housing services for the City of Appleton through its Northeast Wisconsin satellite office, the Fair Housing Center of Northeast Wisconsin (FHCNW).
- From January 1, 2013 to December 31, 2018, 45 housing discrimination complaints from the City of Appleton were taken by the Metropolitan Milwaukee Fair Housing Council
- Twenty-two of the complaints were on the basis of disability, 16 were based on race, 7 were based on familial status, five were based on lawful source of income, three based on age, two based on national origin, and one each marital status and sexual orientation. Some complaints are based on more than one protected class.

Impediments to Fair Housing Section lists barriers to equal housing access identified in previous sections of this report. Those impediments are listed below.

1. Private-market housing discrimination: Housing discrimination complaint data verifies that discrimination is occurring based on many different protected classes
2. Affordable housing location: The location of affordable housing can contribute to segregation or integration, as well as to the access a person has to opportunities such as education and employment. Map 7 shows that renters are more concentrated in certain census tracts.
3. Lack of affordable, accessible housing: There is a shortage of affordable housing for all persons. However, persons with disabilities are more likely to have low income and need low-cost, affordable housing than the general population.
4. Private market refusal to permit accommodations/modifications: In Appleton 16 of the 22 fair housing complaints based on disability involved a reasonable accommodation (72 percent).
5. Lending discrimination and disparities: Persons of color received a disproportionately low share of loan originations. Lending discrimination can be subtle and sophisticated, and may be embedded in credit and institutional policies. These factors can make it very challenging for borrowers to recognize discriminatory experiences, which leads to underreporting of unlawful discrimination in the lending market. A lending analysis is included in the Appendix of this report.
6. Critical shortage of affordable rental housing and limited housing assistance: Spending more than 30 percent of income on housing costs is a significant problem for many households in Appleton, particularly households of color. The supply of naturally occurring affordable housing is insufficient to meet the demand of low and moderate-income residents. Additionally, only a fraction of those households that

qualify for federally subsidized programs, like public housing and the Housing Choice Voucher program, actually receive that housing assistance.[1]

Fair Housing Goals and Strategies section identifies goals and strategies designed to redress impediments to fair housing. Each goal has a number of strategies to make progress toward the goal. Each strategy contains a *timeframe for action*, a *measure of achievement*, and the *entity* at each municipality that is responsible for implementing the strategies. The goals are not listed in order of priority.

Goal 1: Support efforts to ensure adequate supply of housing affordable to all income levels in Appleton

- Monitor balance between household incomes and for-sale housing or market rents to identify trends that may affect affordability.
- Support a variety of housing programs to defray the costs of rental housing or homeownership, marrying financial tools such as historic preservation, DNR grants, and opportunity zones.
- Support and partner with programs that assist homeless persons in the community.
- Support the city's Homeowner Rehabilitation Loan Program (HRLP) to provide funding for home improvements for low-income households.
- Support housing programs of housing non-governmental organizations (NGOs).
- Participate in the Fox Cities Housing Coalition.
- Promote and support private sector investment in affordable housing through TIF financing, LIHTC projects, and other state/federal financial resources.
- Amend the Central Business District (CBD) zoning regulations to allow for ground floor residential development in some areas of downtown.
- Consider utilizing CBD zoning in other areas of the city to promote denser infill and housing development.

Goal 2: Increase fair housing choice and decrease housing discrimination

- Continue to provide/fund fair housing services.
- Offer fair housing training for City's landlords.
- Advocate for additional federal and state funding for fair housing services.

Goal 3: Continue funding City of Appleton's Neighborhood Program to encourage the establishment and support of neighborhood organizations

- Provide assistance to help form neighborhood organizations, which among other activities, support diversity of race, ethnicity, religion, income, ability levels.

- Continue to offer funding through the Neighborhood Grant Program to help carry out neighborhood improvement projects.
- Provide diversity and inclusion education to neighborhood groups to ensure that organizing efforts are inclusive.

Goal 4: Increase access to consumer education to reduce homeownership and lending disparities

- Support existing credit counseling and financial education.
- Connect housing consumers with existing local educational resources.
- Connect housing consumers with existing local job skills resources.

About the Authors & the Report

The Metropolitan Milwaukee Fair Housing Council, Inc (MMFHC) produced this report. Kori Schneider Peragine, Marion Ecks and Erika Sanders are the primary staff persons responsible for its contents.

Established in 1977, MMFHC is a private, non-profit organization dedicated to promoting fair housing throughout the State of Wisconsin by guaranteeing all people equal access to housing opportunities and by creating and maintaining racially and economically integrated housing patterns. These goals are accomplished through four programs:

- Enforcement Program – provides direct assistance to persons alleging violations of federal, state and local fair housing laws, and conducts systemic investigations of institutional forms of discrimination
- Outreach and Education Program – conducts fair housing presentations, trainings, technical assistance, and other outreach to housing consumers, housing providers, community organizations and the general public
- Fair Lending Program – assists victims of mortgage rescue scams, provides fair lending education and advocacy, and works to ensure that all communities have fair access to credit
- Inclusive Communities Program – provides technical assistance to community organizations, developers and local policy makers on inclusionary housing policies and the promotion of racial and economic integration, and conducts analysis of fair housing and affordable housing opportunities and impediments.

MMFHC provides services throughout the State of Wisconsin through three offices. Its main office is located in the City of Milwaukee and satellite offices are located in Madison (Fair Housing Center of Greater Madison) and Appleton (Fair Housing Center of Northeast Wisconsin).

General Purpose, Format and Methodology

Purpose: The Analysis of Impediments to Fair Housing (AI) is a report required of communities that receive federal housing funds such as Community Development Block Grants as Appleton does. The AI mandate is described in Section 808(e)(5) of the federal Fair Housing Act. This report seeks to identify impediments to equal housing opportunities by analyzing demographic data, local ordinances, and Appleton policies, practices and procedures; and through community participation like housing surveys and stakeholder interviews. After identification of impediments, stakeholders and City of Appleton staff work to create recommendations to remove or address the impediments. The recommendations should then be included in the City's Consolidated Plan, if not there already, for continued receipt of federal housing funds.

Format

This document contains eight major components:

1. The *Community Participation* section summarizes both the stakeholder interviews and survey results.
2. *Status of 2013 AI Recommendations* includes the recommendations made in 2013 and a summary of which recommendations have been addressed, and which have not.
3. The *Demographic Summary* provides the most updated data on Appleton's population by race, ethnicity, national origin, disability, income, poverty, education, employment, household characteristics, housing tenure, housing cost burden and publicly supported housing inventory.
4. The *Fair Housing Analysis* section reviews the data presented in the *Demographic Summary* for that data's fair housing implications. Issues analyzed include racial and ethnic segregation; location of rental housing; supply of housing accessible for persons with disabilities; segregation of persons with disabilities; disparities in access to education, employment, transportation, and environmental opportunities; housing cost burden by race and ethnicity; and private market impediments in mortgage lending, rental housing, housing sales and homeowners insurance.
5. Fair Housing Enforcement, Outreach Capacity and Resources summarizes the state and local fair housing protected classes. Additionally, it describes local resources available to enforce fair housing laws.
6. *Impediments to Fair Housing* lists barriers to equal housing access identified in previous sections of this report.
7. *Fair Housing Goals and Strategies* details goals and strategies for implementing recommendations, a timeframe for action, how progress on each strategy is measured, and which entities at the City are responsible for implementation of recommended activities.
7. Finally, the *Appendix* includes more detailed data from the Department of Housing and Urban Development's (HUD) Affirmatively Furthering Fair Housing (AFFH) Tables and maps, the Lending Analysis, and the Housing Survey.

Methodology

In its simplest form, the AI process consists of gathering data from a variety of sources, analysis of that data, identification of fair housing impediments based on the data analysis, and the creation of goals and strategies to overcome the impediments.

The authors are mindful that quantitative data can only paint a partial picture, and the lived experiences of marginalized groups in Appleton and throughout our state and nation are never fully described by these resources. Both quantitative data and qualitative data are used in this report to identify impediments.

Early in the process, MMFHC met with City staff to accomplish the following:

- identify relevant contacts in the public and private housing markets, as well as contacts representing a cross section of housing consumers in the area, including groups that have historically and currently faced impediments to fair housing choice;

- request and obtain copies of City ordinances and other policies that may have fair housing implications;
- review and assess the City's fair housing efforts to date; and
- obtain existing reports and plans for Appleton and surrounding communities that are relevant to housing and locational choice.

As noted above, community participation is an essential component of the AI process. MMFHC gathered input from public and private entities and community organizations that have knowledge of, and/or responsibility for, furthering fair housing practices. MMFHC staff also conducted one-on-one interviews with community members to identify fair housing impediments from a variety of perspectives. Additionally, housing surveys were administered for renters, homeowners and housing service providers to gather their assessments of housing conditions and needs in Appleton.

The Outagamie County Hazard Mitigation Plan was reviewed to ascertain whether fair housing impediments were apparent in the risk of hazards or the Plan recommendations. Broadband service providers were interviewed regarding whether there are disparities in access to broadband based on protected classes[2].

Further, staff conducted a demographic analysis of the City. Much of the demographic data for this report is compiled from the American Community Survey (ACS), which is conducted by the Census Bureau. Each year, the ACS samples communities throughout the United States and produces estimates based on the results. Because of the amount and complexity of the data, the most recent data available from the ACS is from 2016 and 2017.

The data also includes a margin of error, which indicates the degree of accuracy for each data set such as race or disability. Because the population of persons of color in Appleton is numerically small, some groups within the community are difficult to estimate accurately. We have chosen to include data on these groups in an effort to provide as complete a picture of housing in Appleton as possible. However, we recognize that the data has limitations.

Other sources of data include, but are not limited to: the Bureau of Labor Statistics, the Department of Public Instruction of the State of Wisconsin, Federal Reserve Economic Data, and the Department of Housing and Urban Development's *Affirmatively Furthering Fair Housing* geospatial tool.

There are multiple terms to describe categories of race and ethnicity, for instance: Black or African American, Latino, Latinx or Hispanic, Native American. Indigenous, or American Indian. Terminology varies between data sets as well. In this document, when information is from a data set, such as the American Community Survey, the terminology

[2] Based on interviews Nikki Gerhard conducted with Outagamie County Emergency Management (7/26/19); City of Appleton Emergency Management (8/13/19) and TDS re: broadband access (8/15/19)

from that data set will be used. In all other instances African American, Indigenous and Latinx are used at the request of the City of Appleton.

To identify fair housing impediments, data was analyzed to determine impacts on Appleton residents based on their protected class memberships. With both quantitative information gathered in relevant reports and demographic analyses, and qualitative information gathered in interviews, surveys and a review of City ordinances and policies, MMFHC will identify impediments to fair housing and explain the impact of these impediments on the City and its residents.

Recommendations to overcome identified impediments are in the final section of the AI, *Fair Housing Goals and Strategies*. These recommendations, formulated with relevant City of Appleton staff and department leaders, form the basis of a meaningful action plan for the City of Appleton.

Demographic Summary

A fair housing analysis examines historic and present-day discrimination based on the protected classes defined in local, state and federal fair housing laws.

The federal Fair Housing Act and the Wisconsin Open Housing Law prohibit discrimination in housing based on the protected classes below in Figure 1.

FIGURE 1: Federal and State Protected Classes

The Federal Fair Housing Act includes:	The Wisconsin Open Housing Law includes all federal protections, plus:
Race	Age
Color	Ancestry
Sex	Marital Status
National Origin	Lawful Source of Income
Religion	Sexual Orientation
Disability / Handicap	Status as a Victim of Domestic Abuse, Sexual Assault or Stalking
Family / Familial Status	

In addition to the state and federal protected classes listed above, the City of Appleton's fair housing ordinance prohibits discrimination based on gender identity and expression, defined as a person's gender-related self-identity, appearance, expression or behavior, regardless of the person's assigned sex at birth.

While all housing consumers are members of multiple protected classes, not all demographic groups experience unlawful housing discrimination in the same ways, or at the same levels of frequency. Therefore, it is necessary to examine the City of Appleton's demography and residential patterns, and to assess how those patterns affect residents' access to opportunities and resources.

Population

Appleton is the sixth largest city in Wisconsin. The 2016 American Community Survey (ACS) estimates the population to be 73,446 individuals, evenly split by gender. The median age is 35 and the median income is $53,878. About two-thirds of households own their homes, and the remaining third rent. The community has a high overall rate of high school graduation of 92.1 percent, 10.9 percent of the population is classed as having a disability, 6.4 percent of the population is foreign born, and 11.3 percent speak a language other than English at home[3].

[3] American Community Survey (ACS), 5-year Estimates 2012-2016

FIGURE 2: Appleton Demographics[4], 2016

2016		Appleton	%	WI	%
Total Population		73,446		5,763,217	
Median Age		35.3			
Median Income		$53,878		$59,305	
Poverty Rate			12.10%		12.3%
Education - HS or Higher			92.10%		91.7%
Percent with a Disability			10.90%		11.9%
Born in U.S.			93.60%		95.2%
Language other than English at home			11.30%		8.7%
Tenure		28,658			
	Own	18,964	66.17%		67%
	Rent	9,694	33.83%		33%

Appleton had a poverty rate of 12.1 percent according to the 2016 ACS. Although poverty is lower than the national rate of 15 percent, this still means that many individuals, many of them children, struggle to afford basic needs. While poverty creates challenges in every area of life, the focus of this report is on access to housing.

Wisconsin's Department of Administration (DOA) calculated the population to be 74,734 in 2018. DOA demographers "estimate that the 3 counties [that include Appleton] will hit peak projected population for their study period in 2040. Calumet County is expected to grow by 31 percent; one of the largest growth areas in the state. Outagamie County is expected to pass Racine to become the 5th largest [county][5]."

Race and Ethnicity

Appleton is a predominantly white community. City of Appleton residents are 86 percent white and non-Hispanic; throughout the surrounding region, the percentage of whites is slightly more than 90 percent, and some Census tracts in the area are more than 99 percent white. While there are relatively few minorities, the population of people of color has grown dramatically since the 1980s, and is largely responsible for Appleton's

[4] ACS 5-year Estimates 2012-2016

[5] Wisconsin's Future Population Projections for the State, Its Counties and Municipalities, 2010 – 2040, Wisconsin Department of Administration Demographic Services Center, 2013

continued expansion. Total population increased by a net 14,414 residents between 1980 and 2016; non-white residents account for 65 percent of that growth.[6]

FIGURE 3: Appleton Race and Ethnicity[7] 1990 - 2016

	1980		1990		2000		2010		2016	
Race	Pop	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%
White	57,781	97.6	63,458	96.6	63,249	90.2	63,553	87.5	63,086	85.9
African American	47	0.1	163	0.2	677	1	1,216	1.7	1,668	2.3
American Indian	184	0.3	279	0.4	373	0.5	489	0.7	495	0.7
Asian or Pacific Islander	313	0.5	1,582	2.4	3,224	4.6	4279	5.9	4,434	6.0
Other Race	476	0.8	213	0.3	1,820	2.6	1622	2.2	2,047	2.8
Two or More Races					744	1.1	1439	2	1,686	2.3
Total	**59,032**		**65,695**		**70,087**		**72,623**		**73,446**	
Latino/ Hispanic	327	0.6	577	0.9	1,775	2.5	3643	5	4,178	5.7
Not Hispanic	58,705	99.4	65,118	99.1	68,312	97.5	68,980	95	69,268	94.3
Total	**59,032**		**65,695**		**70,087**		**72,623**		**73,446**	

In 1980, Appleton's Black population included fewer than 50 residents, but increased to 1,668 in 2016. In the same period, the Asian population grew from 313 individuals to 4,434.

National Origin and Language

As noted in Figure 2, 6.4 percent of Appleton residents were born outside of the United States (the remaining 93.6 percent were born in the U.S.). Because this group is small, available statistics about them are not statistically reliable. However, some key points about this group include:

- Among residents born outside the US, about a quarter are from Mexico.

[6] ACS 5-year Estimates 2012-2016
[7] Ibid.

- The next largest groups of foreign-born are people from Laos, who account for about 21 percent of the group, and people from Thailand, who account for about 9 percent.
- Taken together, Lao and Thai people are about 30 percent of residents born outside the U.S., making them the largest group of immigrants.

FIGURE 4: Appleton Foreign-Born Residents, Nations of Origin

Top Ten Nations of Origin of Foreign-Born Residents[8]
Mexico
Laos
Thailand
China, excluding Hong Kong and Taiwan
India
Canada
Philippines
Germany
Colombia
Korea

People who speak only English make up 88.7 percent of Appleton residents. The remaining 11.3 percent primarily speak another language. About 56 percent of those who primarily speak a different language also speak English "very well," and 43.7 percent speak it "less than very well." Among persons who primarily speak a language other than English, Spanish, Asian and Pacific Island languages are the most common.

[8] ACS 5-year Estimates 2012-2016

FIGURE 5: Appleton English-Proficiency[9]

English Proficiency	Total	Percent	English only or speak "very well"	% English only or speak "very well"	Speak English less than "very well"	% speak English less than "very well"
Population 5 years and over	68,352	(X)	64,970	95.10%	3,382	4.90%
Speak only English	60,611	88.70%	(X)	(X)	(X)	(X)
Speak a language other than English	7,741	11.30%	4,359	56.30%	3,382	43.70%
LANGUAGE OTHER THAN ENGLISH						
Spanish	3,373	4.90%	1,920	56.90%	1,453	43.10%
Other Indo-European languages	754	1.10%	579	76.80%	175	23.20%
Asian and Pacific Island languages	3,440	5.00%	1,736	50.50%	1,704	49.50%
Other languages	174	0.30%	124	71.30%	50	28.70%
CITIZENS 18 YEARS AND OVER						
All citizens 18 years old and over	53,279	(X)	51,810	97.20%	1,469	2.80%
Speak only English	49,416	92.70%	(X)	(X)	(X)	(X)
Speak a language other than English	3,863	7.30%	2,394	62.00%	1,469	38.00%
Spanish	1,534	2.90%	1,096	71.40%	438	28.60%
Other languages	2,329	4.40%	1,298	55.70%	1,031	44.30%

Ability

When measuring disabilities in a community, the Census looks only at the "civilian noninstitutionalized population," meaning those who do not require around-the-clock care. The Census asks questions about a variety of physical and cognitive difficulties as part of the American Community Survey. In Appleton, persons reporting one or more disabilities comprise almost 11 percent of the population.

Because this group is small, estimates of types of disabilities people have are less reliable than they would be in a larger population sample. The types of disabilities people have impacts the features they may need in a home.

[9] ACS 5-year Estimates 2012-2016

FIGURE 6: Appleton Disability by Type[10]

Disability Type	% of Population
With a disability:	10.64%
With a hearing difficulty	3.06%
With a vision difficulty	1.51%
With a cognitive difficulty	4.77%
With an ambulatory difficulty	4.62%
With a self-care difficulty	2.14%
With an independent living difficulty	4.35%

Income Data

Income is an important concern when evaluating housing access, as it determines what an individual or family is able to spend on housing. Median household income in Appleton was $53,878 in 2016.

However, the median varies by group. For example, white residents earned slightly more than the median, while the median income among Black residents was $24,808, less *than half* of the City median. Black families have the lowest median income of those racial categories identified in the American Community Survey. Other non-white groups fare better, but still earn less than the overall median.[11] See Figures 7 and 8.

As a result, racial groups differ greatly in their capacity to spend on housing. If a white Appleton household earning the median plans to spend 25 percent of their income on rent, they would be able to pay about $1,150 a month. The median Black family would be able to afford $517 a month. According to the 2016 ACS, median monthly rent for a two-bedroom apartment in Appleton was about $737.

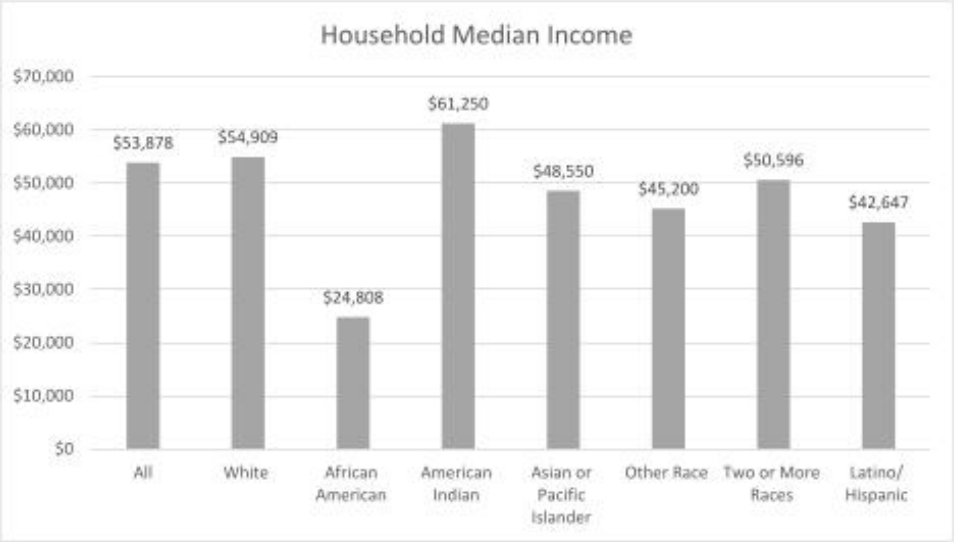
Another important indicator of relative income and wealth in a community is the poverty rate, or the percentage of people with an annual income less than required to meet basic needs. For a single parent home with two minor children, this represented an annual income of $19,337 in 2016. The poverty rate for Appleton was 12.1 percent that year, lower than the national rate of 15 percent. Again, this means different things for different segments of the community. In Appleton, only 10 percent of white households fall below the poverty threshold, more than half of Black families are poor. By contrast, throughout the United States, only 26.2 percent of Black are below the poverty threshold, while 12.4 percent of white people are poor.

The Black population is not the only group facing disproportionate poverty in Appleton. Latinx, people from multiethnic backgrounds, and from populations not specifically measured by the ACS (aggregated into the "other" category), all experience poverty at

[10] ACS 5-year Estimates 2012-2016
[11] Ibid.

rates greater than the population as a whole, and greater than white households specifically.

FIGURE 7: Appleton Household Median Income by Race and Ethnicity[12]



[12] ACS 5-year Estimates 2012-2016

FIGURE 8: Appleton Income and Poverty[13]

Income and Poverty	Total Population	% of Population	Household Median Income	Poverty Rate
Total or All	73,446		$53,878	12.10%
White	63,086	85.89%	$54,909	10.00%
African American	1,668	2.27%	$24,808	53.20%
American Indian	495	0.67%	$61,250	0.70%
Asian or Pacific Islander	4,464	6.08%	$48,550	13.70%
Other Race	2,047	2.79%	$45,200	30.80%
Two or More Races	1,686	2.30%	$50,596	29.30%
Latino/ Hispanic	4,178	5.69%	$42,647	26.50%
Subpopulation	(Pop. 25 years and up)			

[13] ACS 5-year Estimates 2012-2016

Disparities in Access to Opportunities

Educational Opportunities

Education is fundamental to assessments of equity. The location of affordable housing stock and the existence of segregated housing patterns can reduce some populations' access to high-performing schools that successfully serve diverse student populations.

Twelve percent of students in Appleton are enrolled in private schools.[14] The remainder attend public schools.[15] Enrollment in Appleton Area Public Schools has remained nearly constant in recent years; there were 16,323 students enrolled for the 2017-2018 school year. During the previous school year, there were slightly more students at 16,366.[16]

There has been a marked increase in the proportion of non-white children in Appleton from 2012 to 2017. The student body was 75.5 percent white in 2012; in 2017 the percentage of white students was 70.7 percent.[17] Among the non-white students, 11.5 percent were Asian, 10 percent were Hispanic, 4.7 percent were Black, and students of more than one race made up 2.4 percent.

Students with disabilities comprise 15.3 percent of the student population; the most common disabilities are learning disabilities or speech or language impairments. More than a third of students, or 38.4 percent, are considered economically disadvantaged, meaning they meet federal household income eligibility guidelines for free- or reduced-price meals at school. Just over 8 percent are English Language Learners (ELL).

Private school pupils in the City of Appleton made up roughly 12 percent of all students in the 2015-2016 school year, the most recent year available from the U.S. Department of Education's Common Core of Data. White students comprise 88.8 percent of private school students. Asian students are the next largest ethnic group (4.8 percent), followed by Hispanic students (3.4 percent) and then Black students (1.3 percent). Data for Appleton private schools about disability, economic status, ELL status and other characteristics are not available from either the Wisconsin Department of Public Instruction or the Common Core of Data.

[14] Common Core of Data, U.S. Department of Education, 2017
[15] WISEdash, 2017
[16] Because this report relies on population data from the Census' American Community Survey, which lags slightly, we chose to use education data from the 2016-2017 school year to best align with comparisons to general population.
[17] WI Department of Public Instruction, 2018

FIGURE 9: Appleton Area School District Demographics, 2016-17

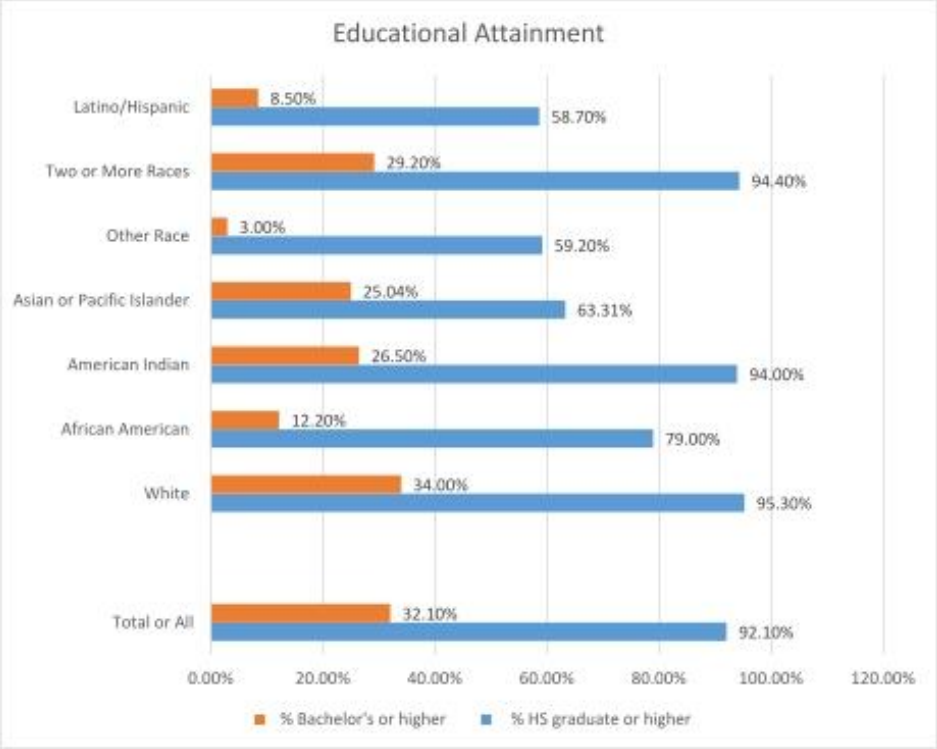
	Total	Percent
Total Enrollment	16,366	
Race/Ethnicity		
American Indian	106	0.6%
Asian	1,879	11.5%
Black	773	4.7%
Hispanic	1,639	10.0%
Pacific Islander	17	0.1%
White	11,566	70.7%
Two or More	386	2.4%
Disability		
Students with no disability	13,864	84.7%
Students with a disability	2,500	15.3%
Unknown	2	0.0%
Economic Status		
Not Economically Disadvantage	10,079	61.6%
Economically Disadvantage	6,287	38.4%
English Language Proficiency		
English Proficient	14,994	91.6%
English Language Learner (ELL)/Limited English Proficiency (LEP)	1,361	8.3%
Unknown	11	0.1%

FIGURE 10: Appleton Private School Race and Ethnicity

Private Schools - City of Appleton	Total	Percent
American Indian	4	0.2%
Asian	110	4.8%
Hispanic	78	3.4%
Black	30	1.3%
White	2024	88.8%
Pacific Islander	6	0.3%
Two or More	28	1.2%
Total Enrollment	2280	

Ninety-two percent of Appleton adults have a high school degree or higher. While 95.3 percent of White residents have finished high school, only 79 percent of Black residents, 63.3 percent of Asian Americans, and 58.7 percent of Latinos have achieved their diploma or an equivalent. Earnings, and therefore the amount one can afford to pay for housing, rise with educational attainment.

FIGURE 11: Appleton Educational Attainment by Race and Ethnicity[18]



Adults without a high school diploma or an equivalent credential are more likely to be unemployed, underemployed or live in poverty. Figure 11 shows disparities in educational attainment, specifically those without a high school diploma, by race and ethnicity. Appleton Black, Native American, Asian American, and Hispanic residents are all more likely to lack a high school diploma than are white residents. Asian Americans and Hispanic residents have the largest disparities: Asian American residents are almost

[18] ACS 5-year Estimates 2012-2016

two times more likely than white students to lack a high school diploma, and Hispanic residents are more than five times more likely than white residents to lack a high school diploma. These two groups are more likely to be foreign born, which may account for the larger discrepancy.

Access to proficient schools

According to HUD (Table 12 in Appendix), variations between racial and ethnic groups in terms of *access* to educational opportunities[19] is minimal, although white students fare slightly better. MAP 1 shows that the highest performing schools are located throughout the City.

However, there are sizeable disparities in *student achievement* based on race and ethnicity. Data from the Wisconsin Department of Public Instruction indicates that 40.1 percent of all students tested in English Language Arts in the Appleton Area School basic. However, this varies across race: 47.9 percent of white students tested advanced or proficient, while only 14.4 percent of Black children, 23.3 percent of Hispanic children, 24.5 percent Asian children scored advanced or proficient.

FIGURE 12 lists all the Appleton Area Schools, their performance rating, and the student racial and ethnic proportions of each school.

Additionally, 11.6 percent of students with disabilities scored as advanced or proficient; 22.7 percent of economically disadvantaged students scored advanced or proficient. Of children with limited English proficiency, only 14.8 percent scored advanced or proficient.

A disproportionate number of children experiencing homelessness in Appleton are kids of color. See FIGURE 13. Housing instability has a significant impact on children's school performance.[20]

[19] The School Proficiency Index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The school proficiency index is a function of the percent of 4th grade students proficient in reading and math on state test scores for up to 3 schools within 1.5 miles of a block-group centroid.

[20] "By the time homeless children reach school age, their homelessness affects their social, physical, and academic lives. Homeless children are not simply at risk; most suffer specific physical, psychological, and emotional damage due to the circumstances that accompany episodes of homelessness."; *Homelessness and its effects on Children,* Family Housing Fund 1999

MAP 1: Appleton School Performance

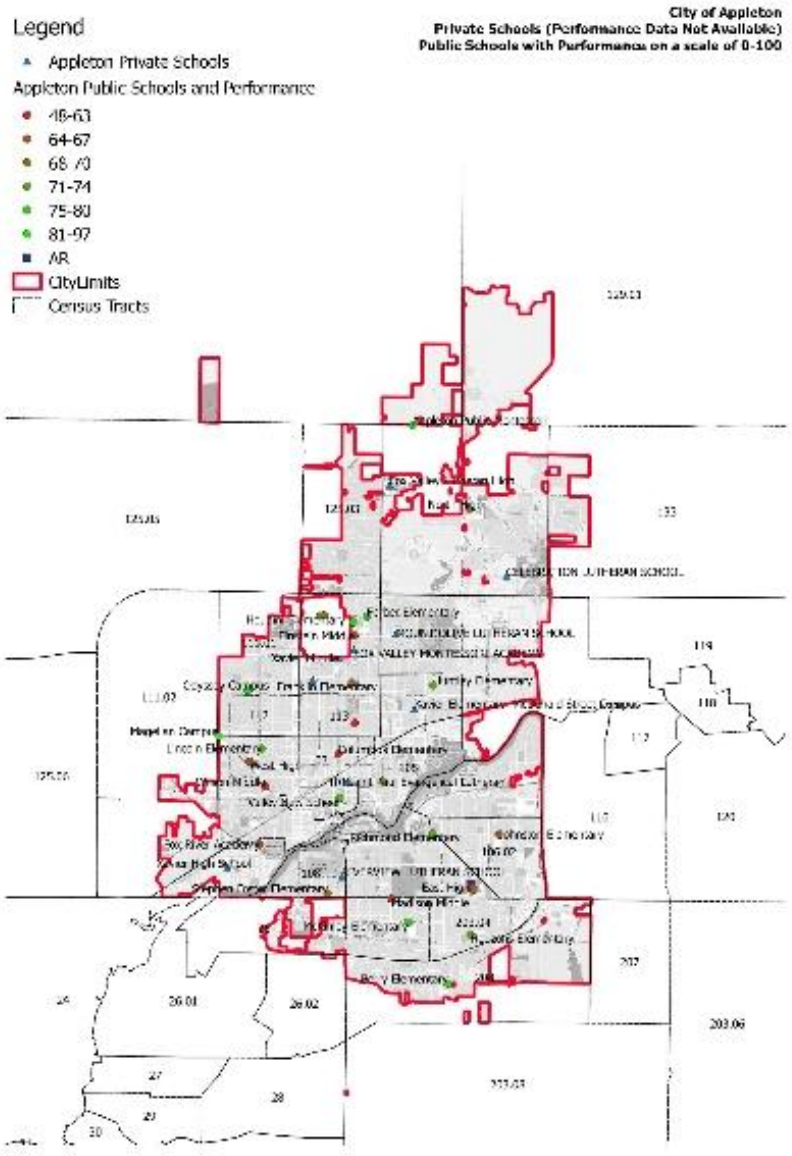


FIGURE 12: Appleton Area School Performance with Race and Ethnicity[21]

	Proficiency Score	Asian	African American/ Black	Latinx	Native American	White
Appleton Bilingual School	75	0.00%	0.00%	67.40%	0.00%	28.50%
Appleton Public Montessori	82.7	1.30%	0.60%	5.70%	0.00%	90.40%
Badger Elementary	67.8	13.90%	8.10%	16.80%	1.40%	52.50%
Berry Elementary	80.6	4.60%	1.60%	3.90%	0.00%	87.20%
Classical School	83.7	16.10%	2.10%	5.20%	0.00%	75.60%
Columbus Elementary	62.2	4.00%	9.40%	18.10%	0.70%	53.70%
East High	64.8	13.00%	3.70%	12.50%	1.20%	68.80%
Edison Elementary	70.9	9.00%	13.30%	3.20%	0.70%	70.10%
Einstein Middle	69.9	6.90%	3.10%	6.20%	0.60%	82.40%
Ferber Elementary	77.5	14.00%	3.00%	7.90%	0.30%	72.00%
Fox Cities Leadership Academy	74.5	1.00%	4.20%	4.20%	0.00%	87.50%
Fox River Academy	88.1	3.40%	2.60%	2.60%	0.90%	86.20%
Franklin Elementary	68.6	14.20%	5.20%	5.80%	0.30%	69.00%
Highlands Elementary	74.4	24.50%	3.90%	14.20%	0.30%	53.90%
Horizons Elementary	74.1	12.90%	6.60%	25.50%	0.80%	49.30%
Houdini Elementary	76.9	5.50%	2.60%	6.50%	0.50%	82.00%
Huntley Elementary	76.1	5.80%	3.20%	5.40%	0.70%	81.00%
Jefferson Elementary	66.1	4.40%	12.30%	11.80%	1.90%	63.80%
Johnston Elementary	68.7	18.20%	6.90%	11.60%	0.70%	58.20%
Kaleidoscope Academy	52.5	7.10%	7.10%	9.30%	0.80%	72.70%
Lincoln Elementary	69.9	16.50%	6.10%	10.90%	1.30%	57.20%
Madison Middle	66	12.50%	3.20%	13.40%	0.80%	68.60%
McKinley Elementary	80.7	16.00%	6.20%	17.50%	0.20%	54.90%
North High	72.1	10.70%	4.40%	7.80%	0.50%	75.20%
Odyssey-Magellan	97.9	10.20%	0.70%	2.70%	0.00%	85.00%
Renaissance School	80.7	9.40%	3.10%	4.40%	0.00%	80.50%
Richmond Elementary	67.5	5.00%	2.10%	13.50%	0.00%	77.30%
Stephen Foster Elem. Charter	75.9	26.90%	5.90%	5.60%	0.60%	58.80%
Tesla Eng. Charter School	97.8	4.60%	0.00%	3.10%	0.00%	92.30%
Valley New School	75.7	1.50%	0.00%	1.50%	1.50%	94.00%
West High	60.8	12.90%	7.90%	10.30%	1.00%	65.70%
Wilson Middle	49.4	21.10%	9.20%	15.30%	0.00%	51.90%
Wisconsin Connections Academy	70.7	3.60%	4.40%	6.40%	0.70%	80.10%

[21] Wisconsin Department of Public Instruction 2018 Report Card

Overall Accountability Ratings	Score
Significantly Exceeds Expectations	83-100 ★★★★★
Exceeds Expectations	73-82.9 ★★★★☆
Meets Expectations	63-72.9 ★★★☆☆
Meets Few Expectations	53-62.9 ★★☆☆☆
Fails to Meet Expectations	0-52.9 ★☆☆☆☆

FIGURE 13: Student Homelessness by Race and Ethnicity[22]

Race/Ethnicity	% Students	% Homeless Students
Asian	11.5	9.0
Black	4.7	43
Hispanic	10	17
American Indian	0.6	2.0
White	70.7	29.0

[22]Data based on an interview with Lisa Hunt, McKinney-Vento Coordinator for the Appleton Area School District

FIGURE 14: Appleton Area Child Poverty Rate[23]



Children in Poverty (Rate)		Percent
2012-2016	2007-2011	1999
11.8%	10.0%	5.5%

Definition: The percent of children below the federal poverty level.

Source: U.S., states, metro areas, cities and counties: U.S. Census Bureau, 2000 Decennial Census, Summary File 1; U.S. Census Bureau, 2007-2011 American Community Survey, 2012-2016 American Community Survey. School districts: U.S. Census Bureau, 2000 Decennial Census, School District Tabulation (STP2); U.S. Census Bureau, 2007-2011 American Community Survey, 2012-2016 American Community Survey | Show Notes

Figure 14, above, from Diversity Data Kids, illustrates a significant increase in Appleton Area School District's student poverty rate. The poverty rate increased from 5.5 percent to 11.8 percent between 1999 and 2016. Wisconsin's Department of Public Instruction report shows that by 2016, 38.4 percent of the district's students are economically disadvantaged. An "economically disadvantaged" student is a student who is a member of a household that meets the income eligibility guidelines for free or reduced-price meals (less than or equal to 185 percent of Federal Poverty Guidelines) under the National School Lunch Program.

[23] Diversity Data Kids, 2017

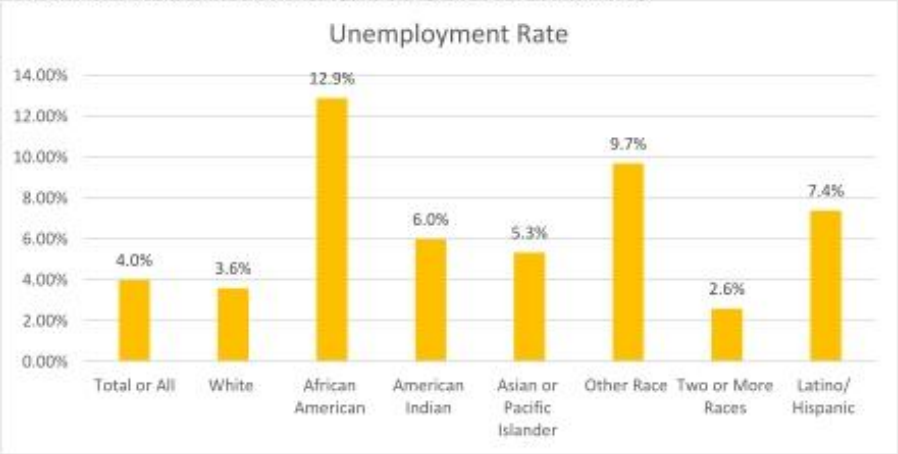
Employment Opportunities

As of this writing, the unemployment rate in 2018, according to the Bureau of Labor Statistics, was under 3 percent for the City of Appleton as a whole.[24] Economists generally describe "full employment" as an unemployment rate of 5 percent or less.

While the unemployment rate is low in Appleton, people of color here experience higher rates of unemployment than white people. (See FIGURE 15.) Among people of color, rates are as high as 7.4 percent in the Hispanic population, and 5.3 percent in the Asian population, according to the ACS. While other demographic groups are smaller and therefore harder to measure, the estimate was 12.9 percent in Appleton's Black population and 9.7 for those grouped into the "other" category in 2016.

Housing affordability is directly linked to employment and income. An unemployed person is less likely to be able to pay rent, or maintain mortgage payments. Difficulty maintaining stable housing also leads to struggles gaining employment.

FIGURE 15: Appleton Unemployment by Race and Ethnicity[25]



[24] U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics, 2018
[25] ACS 5-year Estimates 2012-2016

Transportation Opportunities

The ability to travel between home, employment, school, and other community amenities can serve to limit or expand housing choices. Equitable access to transportation is a fair housing issue in multiple ways. First, the cost of transportation has an impact on what households can afford to spend on housing. Second, access to transportation can increase or diminish the geographic range a household may consider when seeking housing. Further, access to transportation can expand a household's ability to find and benefit from employment and educational opportunities. Disparities in access to transportation based on race, disability, national origin and other characteristics can be barriers to housing choice.

People in the City of Appleton do not travel far to go to work. Most residents commute fewer than 10 miles; roughly, 32 percent commute greater distances. While most data does not factor commuting expenses into the cost of housing, where someone lives has an impact their access to employment, and their costs to get to work.

The vast majority of Appleton residents drive alone to work, but this is not the only way they commute. The Sierra Club's 2018 study of transit access in the Fox Valley "*Arrive Together: Transportation Access and Equity in Wisconsin*" notes that about 1.9 percent of Appleton households do not own a car, and 7.6 percent own only one vehicle. As a result, 8.19 percent of people carpool to work, and 7 percent of people walk or work at home. About 1 percent of residents take the bus to work[26].

FIGURE 16: Appleton's Methods of Getting to Work[27]

How People Get to Work	
Car, truck, or van:	90.56%
Drove alone	82.37%
Carpooled:	8.19%
Public transit	0.95%
Taxicab	0.10%
Motorcycle	0.26%
Bicycle	0.94%
Walked	3.57%
Other means	0.24%
Worked at home	3.38%

Valley Transit is the public transit provider for the Fox Valley region. The service area spans Appleton, Buchanan, Grand Chute, Kaukauna, Kimberly, Little Chute, Menasha, Fox Crossing, and Neenah. See Map 2. Valley Transit has an additional service called

[26] ACS 5-year Estimates 2012-2016
[27] ACS 5-year Estimates 2012-2016

The Connector, a van service intended to provide transportation for the last mile of distance between bus stops and homes or employers. The Connector is also available for early morning and door-to-door connections. Valley Transit also operates Valley Transit II, an Americans with Disabilities Act-required Paratransit service.

Although a vast majority of Appleton's population drives, Valley Transit provided more 1 million trips in 2017[28]. Buses link Valley Transit routes to Oshkosh public transit, and there are connections to private busses that expand access to other major cities in the State and beyond.

Routes run in a "hub and spoke" system concentrated on Appleton's downtown. Only Route 16 travels north of Interstate 41. This route operates Monday through Friday from 6:15 AM to 4:45 PM.[29]

Schools are served by special routes on a service called the "Tripper," which provides connections to several area schools. These are effectively school-only services with a single trip in the morning starting at 6:50 AM, and another trip immediately after the school day ends.[30] Students who stay after school for activities must find alternative transport.

One of the recommendations of the 2013 Analysis of Impediments to Fair Housing was that the City of Appleton advocate for the renewal of Regional Transit Authority in the Fox Valley. The Sierra Club report "*Arrive Together*"[31] notes that

> "the [size of the] service area and coordinating funding also presents a challenge. Because Valley Transit serves several municipalities in three counties, transportation planning proves difficult without a [Regional Transit Authority]. As the cities in the area expand, new housing tends to be built farther from the transit hub, and there are gaps in the service territory."

The U.S. Census evaluates transportation options primarily for people that commute to *work*, so figures available are for workers over the age of 16. This therefore limits the conclusions one can draw from census data, as only slightly more than 70 percent of people over 16 are in the workforce.

According to the 2015 American Community Survey 5-year estimates, the means of transportation to work varies significantly by race and ethnicity. (See Figure 17). The ACS data indicates that Black and Asian American residents are significantly more likely to utilize public transit. Black residents only make up 2.3% of Appleton's population, but comprise 17.7% of transit riders. Similarly, Asian Americans make up 6% of Appleton's population, but are 14.4% of those who utilize transit. As a result, the extent to which the

[28] The National Transit Database, 2018
[29] Fox Valley Transit Authority, 2019
[30] Fox Valley Transit Authority, 2019
[31] https://www.sierraclub.org/sites/www.sierraclub.org/files/sce-authors/u2196/Arrive%20Together%20Transportation%20Access%20and%20Equity%20in%20Wisconsin.pdf

transit system is able to meet the needs of its riders is of greater consequence to persons of color than to white residents, and deficits in the system have a disproportionate impact on Black and Asian residents.

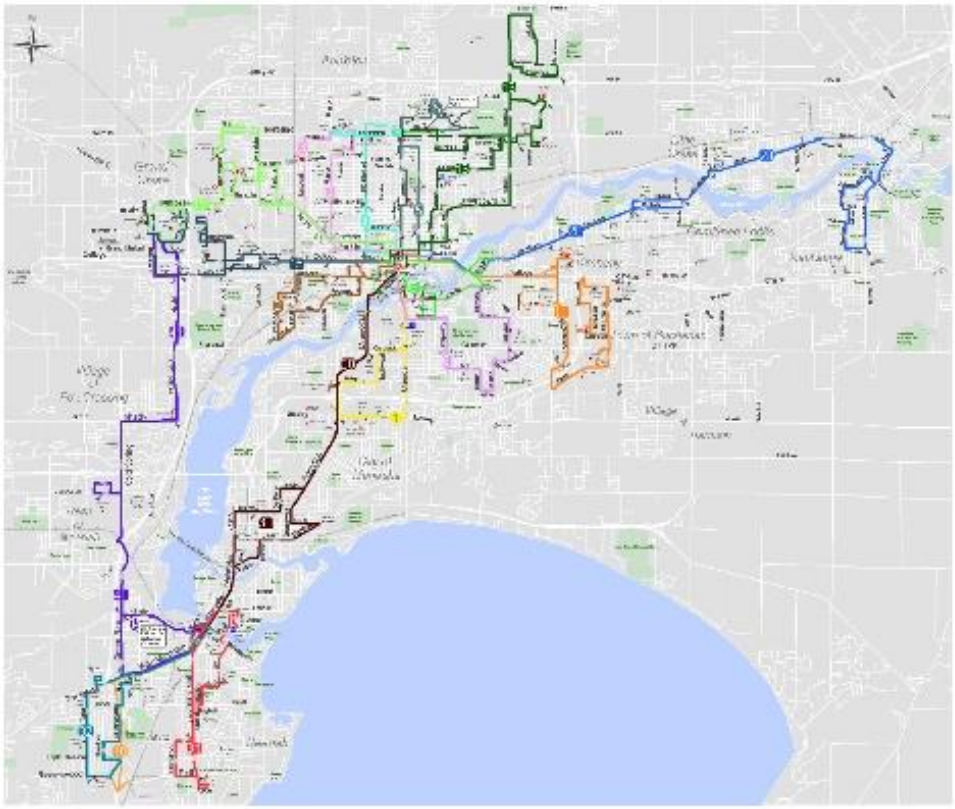
FIGURE 17: Transportation by Race and Ethnicity, 2016 [32]

Appleton, WI	% of population	Who drives a car alone?	Who carpools?	Who utilizes transit?
White	85.9 %	88.5 %	67.9 %	55.3 %
Black	2.3 %	1.2 %	1.9 %	14.7 %
Native American	0.7 %	0.6 %	1.5 %	0 %
Asian	6.0 %	5.3 %	16.2 %	14.4 %
Hispanic	5.7 %	4.7 %	11.2 %	4.9 %

[32] ACS 5-year Estimates 2012-2016

OMB Control No: 2506-0117 (exp. 09/30/2021)

MAP 2: Appleton Area Valley Transit Fixed Route Service



Publicly Supported Housing Inventory and Analysis

This section's purpose is to ascertain whether Appleton's publicly supported housing is being administered in a manner which affirmatively furthers fair housing. For instance, are different protected classes disproportionately present or absent from different types of publicly supported housing? Is the housing concentrated in just one or two parts of the city? Is the housing located near educational and employment opportunities? Answers to these questions can tell us about a person's equal access to housing in a community.

Households with very low income in Appleton may have opportunities to obtain publicly subsidized housing. Various types of subsidized housing include:

- Privately owned apartment buildings and developments financed with Low Income Housing Tax Credits (LIHTC), which must set aside some or all of their units for income-qualified residents.
- City-owned public housing for income-qualified residents.
- Project-based Section 8 housing has a subsidy that stays with the building.
- Housing Choice Vouchers or Portable Vouchers are available to income-qualified households and families, allowing them to find their own housing in the neighborhood and type of home they choose.

Appleton has some of each type of these resources (Figure 18).

FIGURE 18: Appleton's Publicly Supported Housing

Affordable Housing Type	# of Units
City of Appleton Public Housing - Total	211
Oneida Heights	159
Scattered site units	52
Project-based Section 8 - Total	194
Parkview Village-Scattered	76
Randall Court Apartments	118
Housing Choice Voucher (HCV) Program	555
Low Income Housing Tax Credit (LIHTC) - Total	348
Marquette Village Apartments	32
Parkview Village Apartments	82
The Landing at Eagle Flats	54
Riverwalk Place	70
Union Square Apartments	50
Fox Valley Meadows Apartments	60
Craftsman Village	64
Woolen Mills	51
Crescent Lofts (under review)	58

Subsidies for affordable housing are limited, and demand for subsidized housing opportunities nearly always exceeds supply. Waiting lists for such housing, or for housing choice vouchers, are common. As of August 2019, there were 1226 families on the HCV waiting list, and the Appleton Housing Authority currently has 581 vouchers in use.

There are two project-based Section 8 developments in Appleton: Parkview Village includes 76 units, and Randall Court is comprised of 118 units in varying sizes for families and elderly residents.

There are 211 public housing units operated by the Appleton Housing Authority: Oneida Heights, a 10-story high rise for senior citizens and persons with disabilities, as well as 52 scattered site homes. The apartments reserved for elderly residents are occupied almost exclusively by white tenants. This is possibly due to the younger average age of persons of color in Appleton, but it's still a starkly segregated development.

Comparing the residents utilizing publicly supported housing by race shows that not all populations are represented proportionately. While whites make up 67.1 percent of households at or below poverty, they make up between 77 and 89 percent of publicly supported housing residents. Black people make up 9.2 percent of households in poverty, and are underrepresented in public housing and project-based Section 8 housing, but overrepresented in the HCV program. Hispanic households comprise 12.3 percent of those in poverty, and are underrepresented in all of the publicly supported housing. Asian American households make up 6.8 percent of households in poverty and very slightly overrepresented in public housing and underrepresented in HCV and Project-based Section 8.

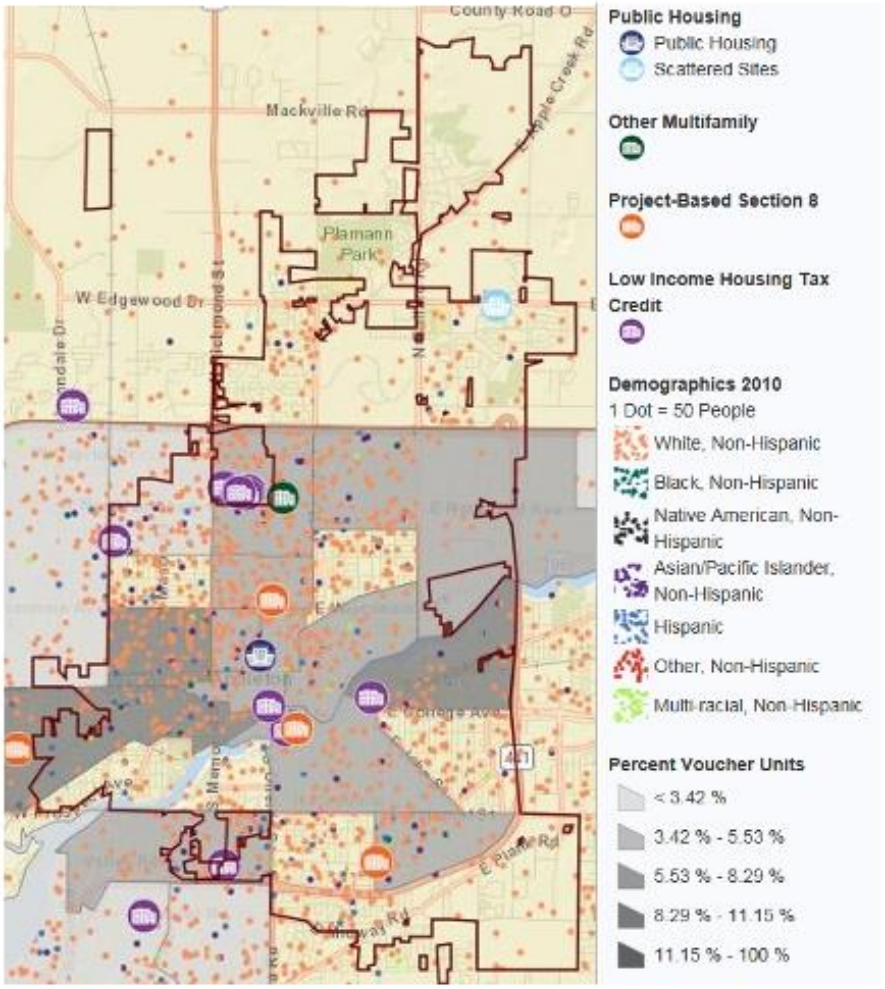
According to Map 3 below, Appleton's publicly supported housing does not appear to be overly concentrated in neighborhoods with a higher proportion of persons of color.[33] Map 4 show that publicly supported housing is more likely to be census tracts with higher poverty rates.

FIGURE 19: Appleton Publicly Supported Housing by Race and Ethnicity

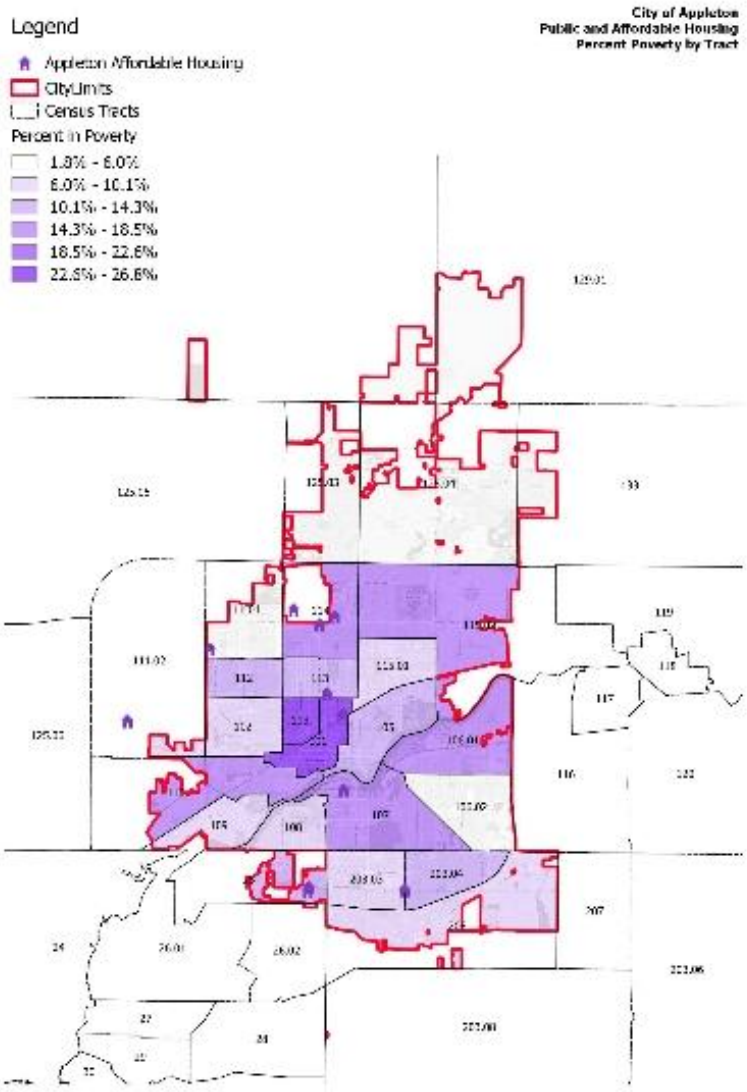
	White		Black		Hispanic		Asian	
	housing	% pov.	housing	% pov.	housing	% pov.	housing	% pov.
Public Housing	89.1%		2.7%		0.5%		7.0%	
Project-based Section 8	85.6%		5.6%		4.4%		3.4%	
HCV Program	77.0%	67.1	16.0%	9.2	1.4%	12.3	4.6%	6.8

[33] Darker shades of gray indicate higher proportions of Housing Choice Voucher households in the census tract.

MAP 3: Appleton Publicly Supported Housing with Race and Ethnicity (HUD AFFH Map)



MAP 4: Appleton Publicly Supported Housing with Poverty by Census Tract



Housing Problems: Cost Burden, Evictions, and Homeownership Disparities

In order to promote equal housing opportunity, we must determine whether any market imbalances negatively affect populations based on their membership in the protected classes defined by fair housing laws.

Cost Burden

Housing problems[34] affect 28.7 percent of Appleton households. When analyzed by race and ethnicity, disparities in housing problems emerge - 23.6 percent of Native American households, 27.3 percent of white households, 45.0 percent of Hispanic households, 52 percent of Asian American households, and 54.5 percent of Black households experience housing problems.

FIGURE 20: Appleton Rent Burden by Income[35]

Income Range	% of Households	Maximum Monthly Income	Rent if Burdened (30%)	"Affordable" Rent (25%)
Less than $10,000	5.1%	$833	$250	$208
$10,000 to $14,999	4.5%	$1,250	$375	$312
$15,000 to $24,999	10.3%	$2,083	$625	$521
$25,000 to $34,999	11.0%	$2,917	$875	$729
$35,000 to $49,999	14.4%	$4,167	$1,250	$1,042
$50,000 to $74,999	20.6%	$6,250	$1,875	$1,562
$75,000 to $99,999	14.9%	$8,333	$2,500	$2,083
$100,000 to $149,999	12.6%	$12,500	$3,750	$3,125
$150,000 to $199,999	3.3%	$16,667	$5,000	$4,167
$200,000 or more	3.4%			

Severe housing cost burden[36] is a significant problem for households of color in Appleton. Forty percent of Black households, 30.3 percent of Hispanic, and 38.28 percent of Asian American households have a severe cost burden, whereas only 11.4 percent of white and zero percent of Native American households have a severe housing cost burden. Cost burden in any amount decreases a household's housing stability. In turn, housing

[34] HUD's definition: Incomplete kitchen facilities, incomplete plumbing facilities, crowding (more than one person per room), and cost burden greater than 30 percent (i.e., more than 30 percent of a household's income is used to pay housing costs).
[35] ACS 5-year Estimates 2012-2016
[36] More than 50 percent of a household's income is used to pay for housing.

instability can lead to homelessness, as well as health, education, and employment challenges.

The census tracts of Appleton that have the highest proportion of households with a housing cost burden (Map 5) do not appear to align with any concentrations of people of color.

There is a shortage of affordable housing in Appleton. As mentioned previously, the demand for Housing Choice Vouchers (HCV) is significantly higher than the supply. As of August 2019, there were 1226 families on the HCV waiting list, and the Appleton Housing Authority currently has 581 vouchers in use.

Both renters and owners in Appleton have median monthly housing costs of about $890.[37] This figure is higher for homeowners ($1,051) and lower for renters ($705). These costs are lower than State of Wisconsin median costs, and lower than some neighboring communities, such as Oshkosh.[38]

FIGURE 21: Appleton Median Gross Rent by Unit Size[39]

Median gross rent	
Total:	$705
No bedroom	$466
1 bedroom	$535
2 bedrooms	$737
3 bedrooms	$998
4 bedrooms	$996

The National Low Income Housing Coalition's 2018 annual report, Out of Reach, documents the gap between wages and the price of housing across the United States. (See Figure 22.) The report's Housing Wage is an estimate of the hourly wage that a full-time worker must earn to afford a modest and safe rental home without spending more than 30 percent of his or her income on rent and utility costs. The figure below shows the wages and the annual incomes required to afford the average-rent apartment in Appleton. For instance, a person or household needs to earn $15.81 an hour, or $32,880 a year, to afford a two-bedroom apartment. The median monthly rent for a two-bedroom apartment in Appleton was about $737. In contrast, a person making minimum wage can only afford $377 in rent per month.[40]

[37] ACS 5-year Estimates 2012-2016
[38] Ibid.
[39] Ibid.
[40] "Out of Reach Report", National Low Income Housing Coalition, 2018

MAP 5: Appleton Households with Housing Cost Burden by Race and Ethnicity (HUD AFFH Map)

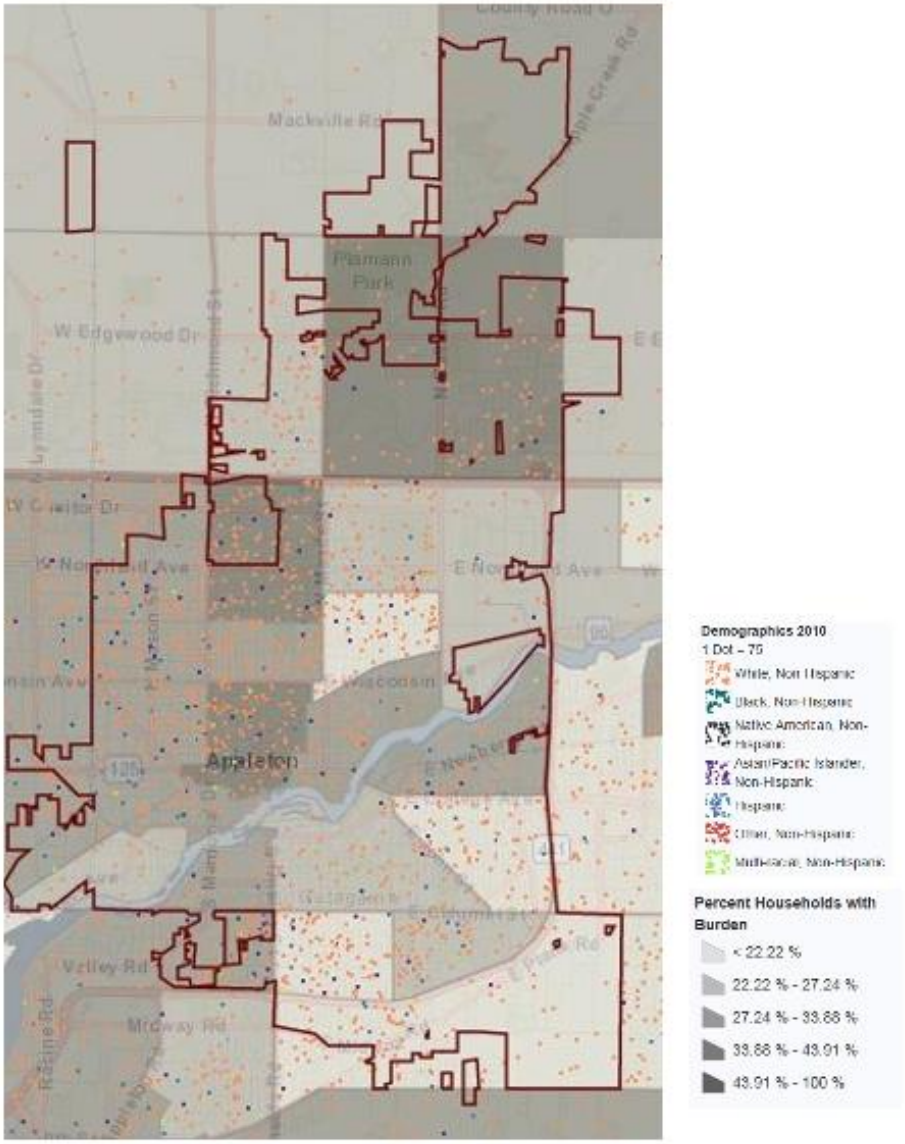


FIGURE 22: National Low Income Housing Coalition's Out of Reach Report (Appleton MSA)

Number of Households	Wisconsin	Appleton MSA
TOTAL	2,310,246	90,033
RENTER	762,613	24,272
PERCENT RENTERS	33%	27%

Housing Wage	Wisconsin	Appleton MSA
ZERO BEDROOM	$11.25	$10.75
ONE BEDROOM	$13.15	$12.33
TWO BEDROOM	$16.62	$15.81
THREE BEDROOM	$21.90	$21.10
FOUR BEDROOM	$24.77	$24.21

Fair Market Rent	Wisconsin	Appleton MSA
ZERO BEDROOM	$585	$559
ONE BEDROOM	$684	$641
TWO BEDROOM	$860	$822
THREE BEDROOM	$1,139	$1,106
FOUR BEDROOM	$1,288	$1,208

Annual Income Needed to Afford	Wisconsin	Appleton MSA
ZERO BEDROOM	$23,400	$22,360
ONE BEDROOM	$27,347	$25,640
TWO BEDROOM	$34,571	$32,880
THREE BEDROOM	$45,551	$47,840
FOUR BEDROOM	$51,514	$48,320

Minimum Wage	Wisconsin	Appleton MSA
MINIMUM WAGE	$7.25	$7.25
RENT AFFORDABLE AT MINIMUM WAGE	$377	$377

FIGURE 21: (Continued) National Low Income Housing Coalition's Out of Reach Report



Evictions

Several community stakeholders interviewed stated that housing instability is a problem in Appleton. Evictions create immediate housing instability for a household, but also contribute to long-term instability because many housing providers will not rent to a person that has an eviction in their rental history. There were 137 evictions in 2016. Once a tenant has an eviction on their record, it becomes more difficult to secure housing.

According to Eviction Lab, in 2016 Appleton's eviction rate was lower than both the U.S. and state of Wisconsin rates.

FIGURE 23: Appleton Evictions 2000-2016[41]



Homeownership Disparities

Most housing fits into one of two basic types of financial arrangements: renting or owning. In Appleton, most households own their homes; 33.8 percent of households are renters.

As the FIGURE 24 shows, Appleton's homeownership and rental rates vary by race.[42]

[41] Eviction Lab

[42] The "Other" Census category aggregates groups which are not part of the larger ethnic populations measured by Census; in Appleton this part of the community is quite small and therefore estimates have a high margin of error

FIGURE 24: Homeownership Tenure by Race and Ethnicity[43]

Race	% of Households	% Own	% Rent
		66.2%	33.8%
White	89.7%	68.4%	31.6%
African American	1.0%	31.9%	68.1%
American Indian	0.6%	57.9%	42.1%
Asian or Pacific Islander	3.4%	59.3%	40.7%
Other Race	1.9%	31.9%	68.1%
Two or More Races	1.4%	36.3%	63.7%
Latino/ Hispanic	4.1%	42.3%	57.7%

Homeownership is a means for families to build wealth; that wealth, in turn, can fund educational opportunities, business start-ups, and other activities that increase family wellbeing and long-term economic stability and self-sufficiency. Therefore, the disparities in homeownership rates by race and ethnicity are an area for concern in Appleton. Whites (with a homeownership rate of 68.4 percent) are significantly more likely to own homes than Black residents (31.9 percent), Hispanics (42.3 percent), Asians (59.3 percent) and Native American residents (57.9 percent).

Low homeownership rates are inversely proportionate to the poverty rates. The poverty rate of Black people (53.2 percent) is more than five times that of whites (10 percent); and Hispanic (26.5 percent) poverty rates are more than double that of whites; and Asian Americans (13.7 percent) have a slightly higher poverty rate than whites.

[43] ACS 5-year Estimates 2012-2016

Summary and Status of Appleton Analysis of Impediments (AI) 2013 Recommendations

Appleton's 2013 Analysis of Impediments to Fair Housing (AI) identified impediments to fair housing and offered a set of recommendations for dismantling them. Those recommendations are as follows:

City of Appleton Recommendations from 2013 AI

1. Create a Citywide Housing Trust Fund
2. Support Comprehensive Fair Housing Services
    a. Continue to provide fair housing services and information, investigations, research, and advocacy.
    b. Require training for City staff and elected officials on fair housing law
3. Engage in "Affirmatively Furthering Fair Housing" Mapping and Data Gathering
    a. Include home accessibility in home assessments
    b. Map high-opportunity census tracts/neighborhoods in the City and/or region
4. Produce an Annual Report of Lending Practices
5. Review and Amend Local Fair Housing Ordinance
    a. Move protected classes to beginning; define each class.
    b. Expand protections for persons with disabilities to comply with state and federal standards. Add requirements that new multifamily housing comply with ADA Standards.
    c. Add Gender Identity and Expression to the group of protected classes.
    d. Match penalties for violations of the Appleton Ordinance to those at federal and state level. Allow for compensatory and punitive damage claims by victims of discrimination.
    e. Eliminate the requirement that discriminatory acts be "willful" in order to assess civil forfeitures.
    f. Clarify what civil actions are permitted, and what role and benefits victims of discrimination are afforded in such actions.
    g. Match with Wisconsin Open Housing Law to expressly prohibit discrimination in the procurement of homeowners' insurance.
    h. Expanded the definition of advertising covered to include the areas of lending, insurance and banking.
    i. Eliminate the requirement that written complaints be notarized, and lengthen the statute of limitations to one year.
6. Continue to Utilize Appropriate Financing Mechanisms to Produce Accessible Housing and Affordable Housing Using TIF, Creative Financing, and Community Partnerships.
7. Amend Zoning Ordinance Regarding Community Living Arrangements
    a. In collaboration with local disability advocates, review and update the City of Appleton Ordinance Section 23-52 which limits construction of

Community Living Arrangements (CLAs) to "not exceed one percent (1 percent) of the total population of [each] aldermanic district."

8. Continue to Advocate for a Regional Transit Authority
9. Advocate for Open and Inclusive Real Estate and Rental Markets
    a. Encourage housing providers to seek fair housing training
    b. Encourage housing providers to hire and train minority and bilingual lenders, underwriters, real estate and rental professionals.
    c. Encourage providers of rental housing to participate in rent assistance programs

Status of Recommendations

FIGURE 25: Status of 2013 Analysis of Impediments to Fair Housing Recommendations

Recommendations	Current Status of Recommendations
Create a Housing Trust Fund	Not complete. The City of Appleton does provide funding to low income homebuyers, and for repairs to homes of low-income homeowners, but these activities are primarily funded through state and federal resources.
Provide Fair Housing Services	Ongoing. Appleton does provide some fair housing services through partnership with the Fair Housing Center of Northeast Wisconsin, although activity levels are dependent on funding.
Train City Staff and Officials	Not complete. Appleton does not require fair housing training for staff and elected officials.
Gather Accessibility Data in Home Assessments	Not complete. Some assessors may add information about accessible features, but at present, they are not formally documented.
Map High Opportunity Census Tracts	Not complete.
Annual Report of Lending Practices	Not complete. The City works collaboratively with financial lending institutions. However they prefer to remain separate from financial lending institutions
Amend Fair Housing Ordinance	Complete. All changes described in recommendation #5 earlier in this section were made.
Utilize TIF and Other Financing Tools to Increase Production of Accessible and Affordable Housing	Ongoing. While State of Wisconsin law limits the use of municipal tax credits to Tax Increment Finance, Appleton has used these in and around their only High Opportunity census tract to develop housing in the Union Square Townhouses and Apartments.
Amend Community Living Arrangement Zoning Ordinance	Not complete. This section of City ordinances remains intact. Limitations such as this constrict housing choice and the development of affordable and supportive housing. [44]

[44] "Municipalities enjoy substantial authority to regulate land use development within their borders. However, the FHA is a powerful tool available to the courts and persons protected by those laws for nullifying discriminatory housing policies and practices and compensating its victims. Moreover, the limits imposed by the FHA on municipal

Continue to Advocate for a Regional Transit Authority	No progress. Not an item of focus for the City
Advocate for Open and Inclusive Real Estate and Rental Markets: Encourage housing providers to seek fair housing training; Encourage housing providers to hire and train minority and bilingual lenders, underwriters, real estate and rental professionals; Encourage providers of rental housing to participate in rent assistance programs	Ongoing. The Fox Cities Housing Coalition, of which the City is an active member, advocates that housing providers seek fair housing training (provided by the local satellite office). Rent Smart sessions offered through Outagamie County is geared specifically toward providers of rental housing and encourages them to participate in rental assistance programs.

CLA policies and practices are still being defined. Effective management of this intersection of law and policy therefore requires not only the attention of municipal officials but also an understanding of these limits"; League of Wisconsin Municipalities Legal Captions – Zoning – Accommodations for the Disabled, 2001

Community Participation

The strategy for AI-related community outreach in Appleton included a combination of one-on-one interviews, surveys for housing providers, homeowners and renters (in the Appendix), and comments on the draft Analysis of Impediments to Fair Housing by relevant City staff and stakeholders.

Interviews

MMFHC conducted one-on-one interviews with the stakeholders listed below from September 2018 to January 2019. The purpose of the interviews was to gather information from diverse perspectives about barriers to equal housing opportunity and other challenges posed by local housing problems. Stakeholders included representatives from organizations that work with populations most vulnerable to unlawful housing discrimination, affordable housing advocates, social service providers, affordable housing developers, educators, and housing providers.

Questions posed to stakeholders were standardized (Appendix). Follow-up questions were specific to each stakeholder, based on their initial responses and areas of expertise.

Stakeholders[45] consulted during the community participation process include:

- Hmong American Partnership, Vue Vang
- Hispanic Center of the Fox Valley, Francisco Cabrera
- Options for Independent Living, John Meissner
- NAMI, Paula Verret
- Pillars, Joe Mauthe
- Habitat for Humanity, Jessica Fleek
- LEAVEN, Mary Parsons
- Appleton Housing Authority, Debra Dillenberg
- Appleton Housing Authority, Nicole Lemke
- Legal Action of Wisconsin, Scott Schnurer
- City of Appleton Homeowners Rehabilitation Loan Program, Laura Bonnet
- City of Appleton Diversity and Inclusion Office, Karen Nelson
- City of Appleton Police Department, Sgt. Greg Ryan
- Valley Transit, Ron MacDonald
- Project Rush, Betsy Born
- East Central Wisconsin Regional Planning Commission, Kathy Thunes
- Finance of America, Jose Leon
- Century 21 Ace Realty, Pedro Barraza

[45] The Fox Valley Apartment Association, the Realtors Association of Northeast Wisconsin and Casa Hispana were unresponsive to requests for interviews.

- Coldwell Banker The Real Estate Group, Jose Morales
- Diverse and Resilient, Kathy Flores
- Fox Valley Technical College, Black Girls Healing at Lawrence University, Dr. Kadihjia Kelly
- Creative Results, Tou Yang, Realtor
- Appleton Area School District, Lisa Hunt, Homeless Education Social Worker

The one-on-one interviews engaged community members in the AI development process and yielded valuable information.

The following is a summary of key themes identified by interviewees when asked to describe barriers to housing choice and equal housing opportunity in Appleton. These statements are the opinions of the stakeholders and have not been verified by MMFHC for their accuracy. The Appendix contains the stakeholder interview script with questions used as a guide for the interviews.

Barriers to Housing Choice in the Private Market

Housing discrimination was mentioned by several stakeholders as a barrier to fair housing in Appleton. One stakeholder, whose clients are predominately people of color, said discrimination in all aspects of life is quite common. Another stakeholder reported they witnessed discrimination based on race, ethnicity, sexual orientation and family composition.

Stakeholders also raised discrimination based on disparate impact[46] as a concern in Appleton. For example, one stakeholder described homeless shelter policies regarding gender restrictions that may serve to exclude transgender and gender non-conforming individuals.

Members of the real estate and lending industries, however, did not believe there was discrimination in the housing market.

The following housing *supply* barriers were common barriers discussed by stakeholders:

- Insufficient affordable housing supply for households with low and moderate incomes (both for sale and rent)
- Inadequate supply publicly subsidized housing, including public housing and Housing Choice Vouchers
- Affordable AND accessible housing supply is limited. Persons with disabilities have difficulty finding housing that is both accessible and affordable

[46] Disparate impact issues involve policies, practices, rules or other systems that appear to be neutral, but in fact result in a disproportionate impact based on protected class membership.

A stakeholder who works with low income homeowners stated some lower-income homeowners have mortgages with balloon payments[47]. These mortgages are risky for lower income households. A balloon payment mortgage is a mortgage that does not fully amortize over the term of the loan, thus leaving a large balance due at maturity. The final payment is called a balloon payment because of its large size. Balloon payments are more appropriate for middle- to upper-income families who have a greater ability to pay the large balance.

Some affordable housing is clustered in the City. One stakeholder suggested the older areas of town may be more affordable because of older housing stock.

City-related laws, policies, procedures or practices that may limit a person's access to safe and secure housing

Almost all stakeholders interviewed were satisfied with the City and its role in the housing market and do not believe the City impedes access to equal housing access in Appleton.

However, a stakeholder stated that the landlord training facilitated by the Appleton Police Department needs a more balanced approach[48]. The stakeholder stated the training is currently very crime-focused which puts landlords in the position of being an enforcer. The stakeholder suggested the training have more balance and incorporate fair housing training from a fair housing organization.

Consumer Challenges

Incomes for many residents are too low to afford local housing, even when it is below market rate.

Many consumers have poor or no credit, which harms their ability to obtain rental housing, a loan to purchase a home, and insure that home.

Recommendations for the City to remedy barriers

Stakeholders shared ideas for how the City can redress some of its impediments:

[47] According to *Lending Patterns*, newly required reporting by lenders indicates that in 2018, 9 percent of originated purchase loans (167), 25 percent of originated home improvement loans (74), and 23 percent of originated refinanced mortgages (210) were balloon payment loans.

[48] According to Sgt. Ryan, Appleton Police Department has not conducted a landlord training in number of years due to poor attendance at previous trainings.

- Although Appleton is better served than other Fox Cities communities, transit is a challenge for a few stakeholders. Expanded hours and routes were recommended by stakeholders.

- One stakeholder said the City should create a Human Rights Commission to assist victims of employment and service discrimination. They stated there is no City entity that formally addresses these types of discrimination.

- A stakeholder stated that the landlord training facilitated by the Appleton Police Department needs a more balanced approach[49]. The stakeholder stated the training is currently very crime-focused which puts landlords in the position of being an enforcer. The stakeholder suggested the training have more balance and incorporate fair housing training from a fair housing organization.

Affordable housing location

Some stakeholders observed that affordable housing is clustered in the City and others thought it was primarily evenly distributed. One stakeholder suggested the older areas of town that may be more affordable because of older housing stock.

[49] According to Sgt Greg Ryan, Appleton Police Department has not conducted a landlord training in number of years due to poor attendance at previous trainings.

Fair Housing Analysis

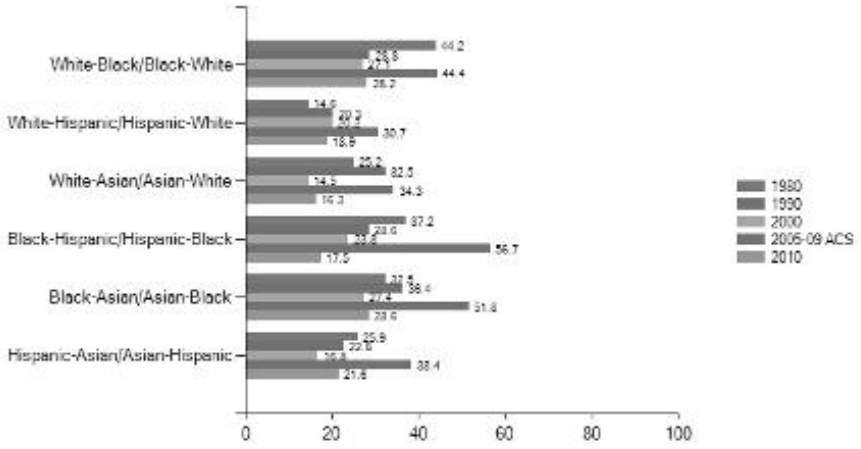
The Fair Housing Analysis section of this report considers the demographic data described previously in light of questions about housing choice and opportunity. Specifically, a fair housing analysis of Appleton's housing market and population includes assessments of 1) Segregation and Integration, 2) Disability and Access, 3) Disparities in Access to Opportunity (including education, employment, transportation, and environmentally healthy neighborhoods), 4) Disproportionate Housing Needs, and 5) Publicly Supported Housing.

Segregation and Integration

A *dissimilarity index* measures the relative separation or integration of racial and ethnic groups across all neighborhoods of a city or metropolitan area. If a city's white-Black dissimilarity index were 65, that would mean that 65 percent of white people would need to move to another neighborhood to make white and Black people evenly distributed across all neighborhoods. The most recent dissimilarity index for Appleton was from 2010. (See FIGURE 26.) Based on that somewhat dated information, the City of Appleton's minority populations generally experience low levels of segregation. Indices from 0-39 are considered a low level of segregation. The *dissimilarity* in Appleton is in the low segregation range. The Black-white dissimilarity index for Appleton was 28.2 in 2010, decreasing from 28.8 in 1990. The Hispanic-white index was 18.9 in 2010, decreasing from 20.3 in 1990. The Asian-white index was 16.3 in 2010, decreasing from 32.5 in 1990. As the Black, Asian and Hispanic populations have increased in Appleton, dissimilarity indices have decreased.[50]

[50] Spatial Structures in the Social Sciences, Brown University

FIGURE 26: Appleton Dissimilarity Index



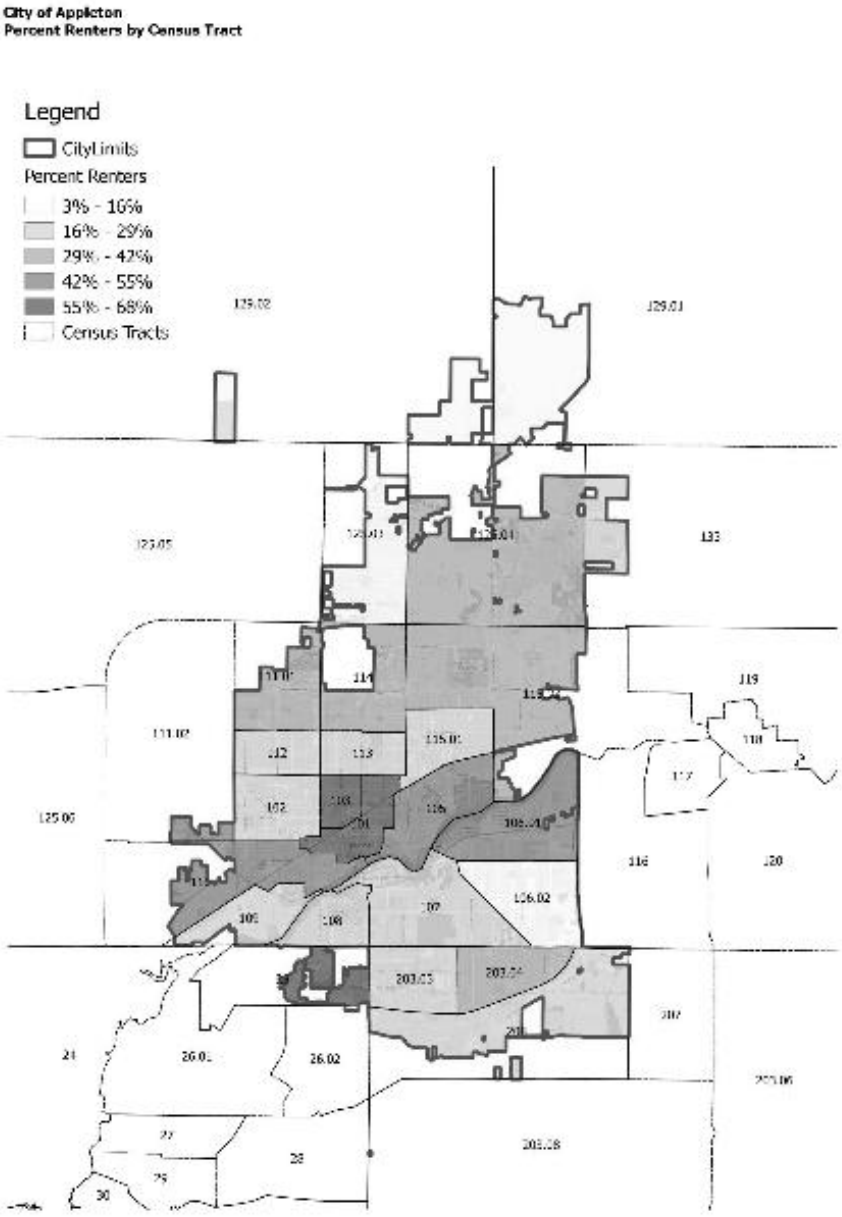
Location of owner and renter occupied housing

Map 6 denotes the location of rental units located in Appleton and Map 7 shows concentrations of people of color (non-white). Percentages of rental units in census tracts 103 (58 percent) and 101 (57 percent) are significantly higher than the City's average of 34 percent; these census tracts both have higher than average non-white populations.

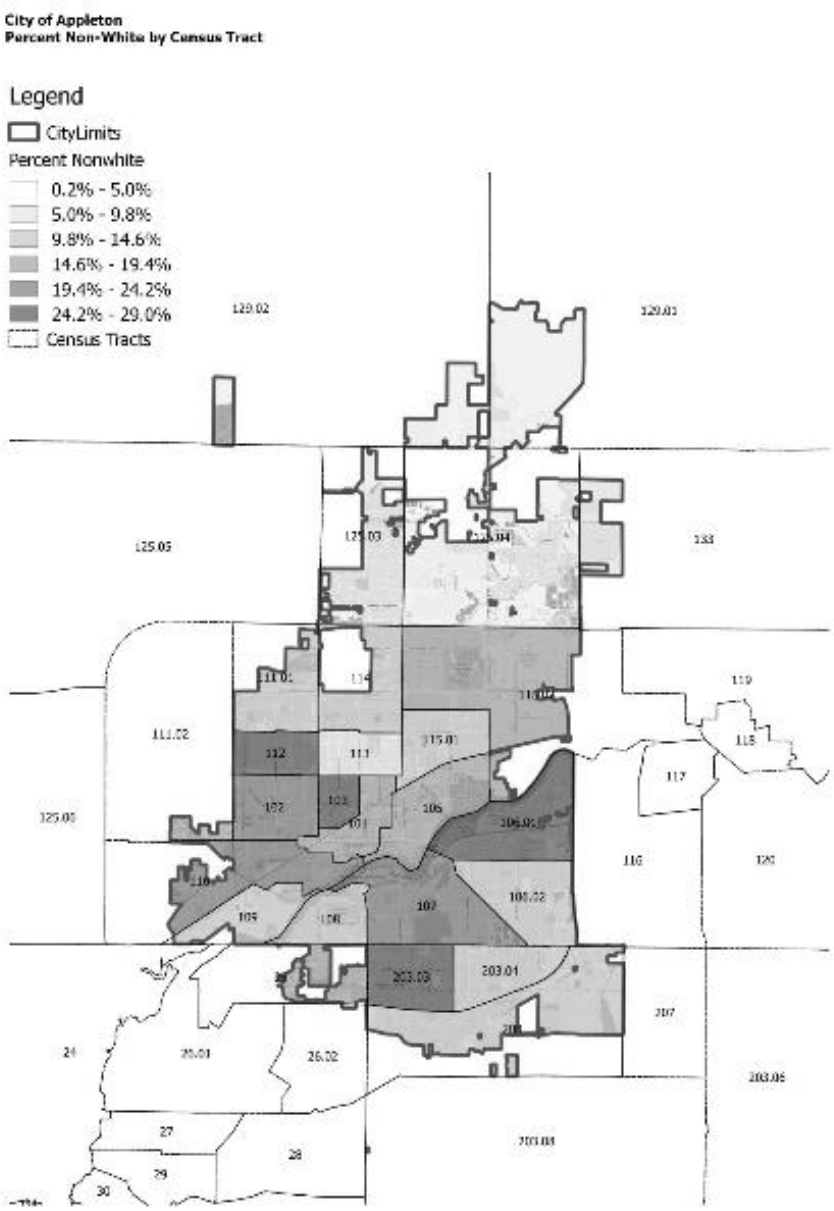
This juxtaposition of higher proportion of rental units with a higher non-white proportion does not signify racial segregation. If Black, Hispanic and Asian American populations continue to increase, as demographic trends suggest, and if disparities in income and homeownership by race and ethnicity continue, the placement of most affordable rental housing in just a few parts of the City may promote racial segregation. Additionally, all tracts south of Capitol Drive have higher proportions of non-white residents than the City's average.

While segregation levels are currently low in Appleton, City development staff should continue to monitor this concentration and explore policies to ensure concentrations of rental housing and communities of color do not increase.

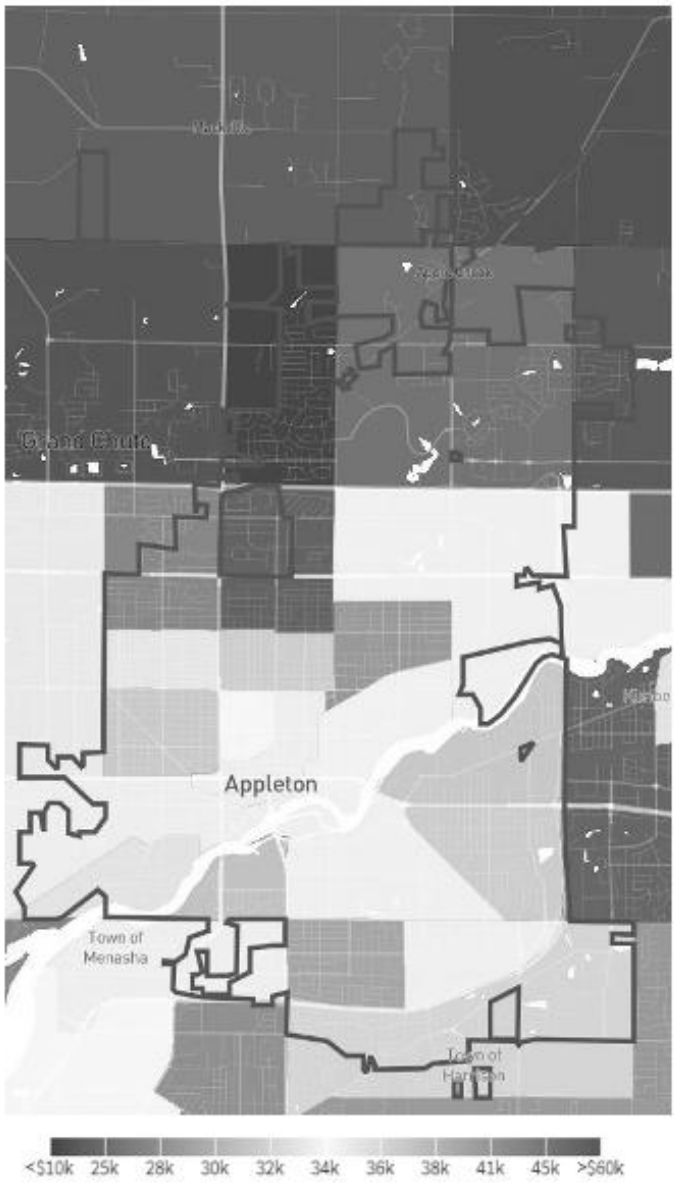
MAP 6: Appleton Percent of Renters by Census Tract



MAP 7: Appleton Percent Non-white by Census Tract



MAP 8: Appleton Household Income for Children (Opportunity Atlas[51])



[51] https://www.opportunityatlas.org/

The zip code a child grows up in is a major predictor of his or her life outcomes. Housing accessible to families of all income levels should be located in all census tracts of Appleton, and all neighborhoods should offer opportunities that lead to a high quality of life.

Map 8 shows children's outcomes in adulthood in Appleton by census tract using longitudinal data covering nearly the entire U.S. population. These estimates allow us to trace the roots of outcomes such as poverty back to the neighborhoods in which children grew up. As the map makes clear, children's outcomes vary sharply across tracts. Children growing up in census tracts 101, 103 and 113, the lightest color on Map 3, are likely to have incomes of approximately $42,000. In contrast, children growing up in the northernmost census tract of the City are likely to have significantly higher income, at about $62,000.[52]

[52] Opportunity Atlas, Chetty, Friedman, Hendren, Jones, & Porter, 2018

Disability and Access Analysis

Just under 11 percent (10.6) of Appleton's population age 5 and older has a disability. The types of disabilities people have impact the features they need in a home. Of that 11 percent, 1.1 percent is comprised of persons age 5-17; 5.6 percent are persons age 18-64 and 3.9 percent are persons 65 years of age and older. The general proportions of persons with disability by age and by census tract mirrors the citywide proportions. (See Map 9.)

Housing Affordability and Accessibility

There is limited nationally available data related to the supply of accessible housing at this time. But we do know that most accessible housing is likely to be multifamily housing built for first occupancy after March 1991, because U.S. Department of Housing and Urban Development (HUD) requires that most multifamily housing built after that time meet a variety of physical accessibility standards. Single family and multifamily housing built before this date is typically not accessible, unless there have been substantial renovations.[53]

According to the City Assessors office, of the 6,612 housing units constructed between 1990 and 2017, 32.5 percent were in buildings with four or more units, which triggers HUD's accessibility requirements.

While the limited data makes it difficult to ascertain whether there is a shortage of *accessible* housing, we know there are insufficient *affordable* housing options for persons with disabilities.

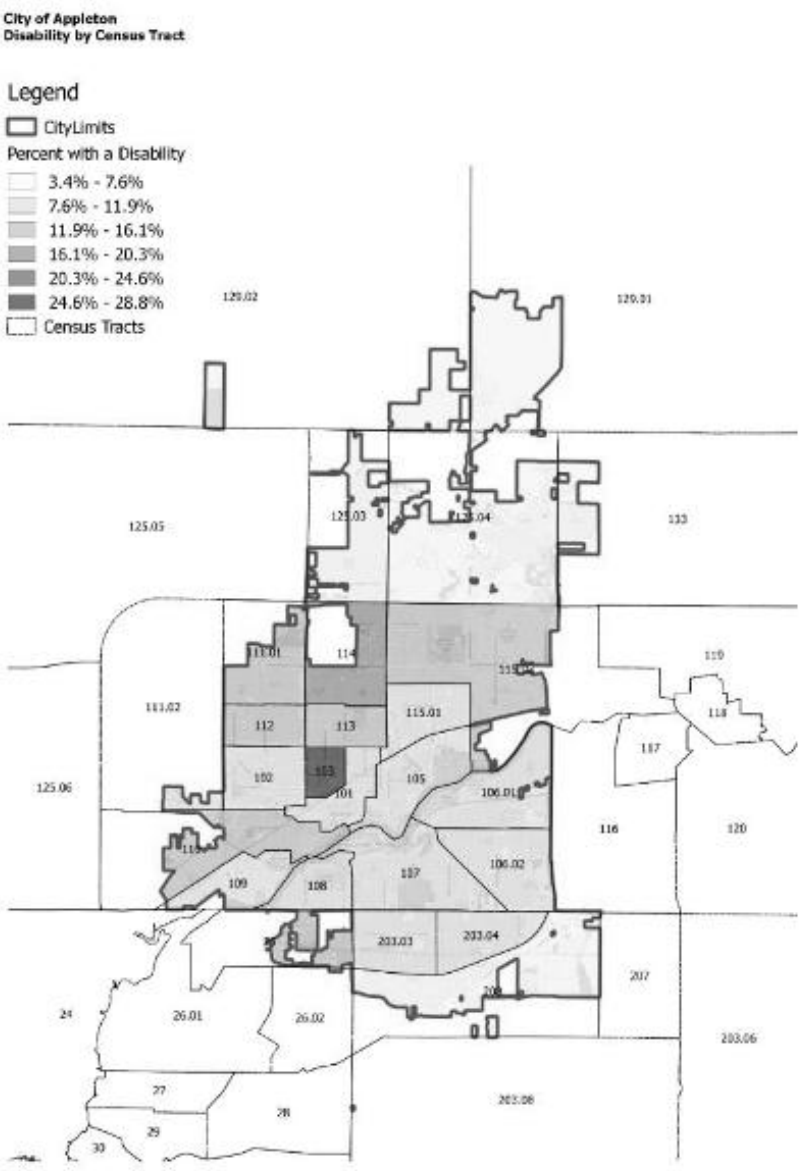
Local stakeholders say that access to affordable housing for persons with disabilities poses a significant barrier to their housing choices. According to the 2015 ACS, persons with disabilities are almost twice as likely (20.3 percent) to be living in poverty than persons without disabilities (11.1 percent). Therefore, they are twice as likely to be in need of affordable housing than persons without disabilities. Persons with disabilities who have low income and are not able to obtain subsidized housing usually have a severe housing cost burden when paying market-rate rent for their accessible housing. As noted previously, the demand for Housing Choice Vouchers (HCVs) is significantly higher than the supply, so people with disabilities cannot count on this form of subsidy to increase their affordable housing options.[54]

---

[53] WI Statutes 101.132

[54] "Housing vouchers help low-income households afford modest housing, but 3 in 4 needy renters don't receive assistance due to funding limitations. Surging demand and long waiting lists provide further evidence that the need for affordable housing far outstrips the supply — and that current federal voucher funding levels are inadequate to address the growing rental affordability crisis." [https://www.cbpp.org/blog/housing-vouchers-work-huge-demand-insufficient-funding-for-housing-vouchers-means-long-waits]

MAP 9: Appleton Percent with a Disability



Publicly supported housing

The data does not tell us what types of disabilities residents in publicly supported housing have. As shown in Figure 27 persons with disabilities are fairly evenly distributed in public housing, Housing Choice Voucher Program (HCV) and Project-based Section 8 housing.

FIGURE 27: Persons with Disabilities in Publicly Supported Housing

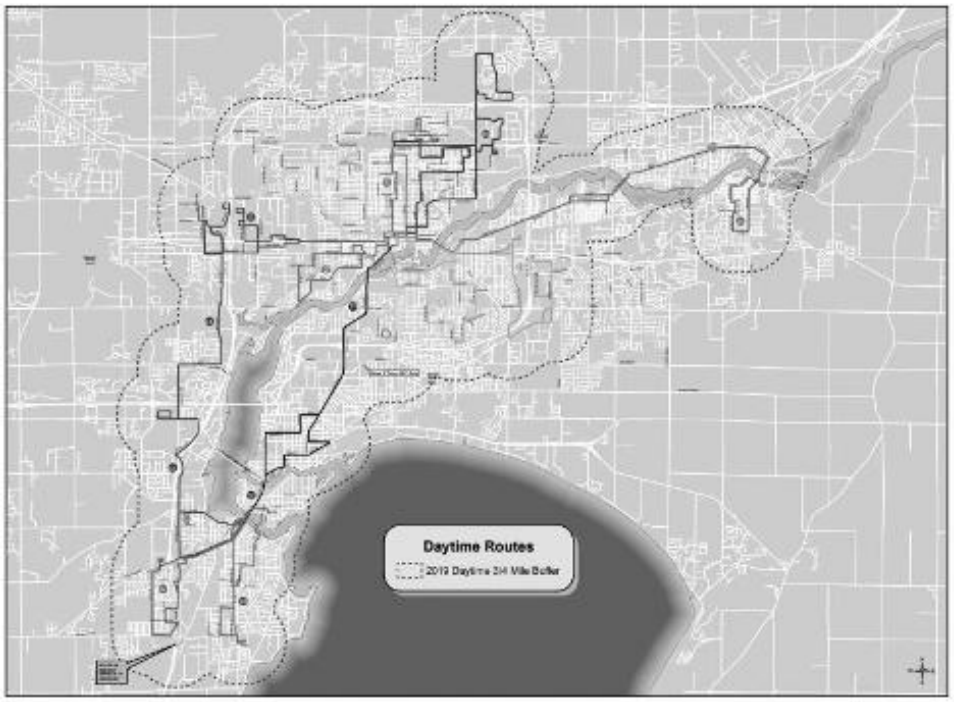
Publicly Supported Housing	Appleton % with Disability	Region % with Disability
Housing Choice Voucher	30.8%	31.4%
Public Housing	29.8%	29.8%
Project-based Section 8	26.4	26.4

Transportation

Persons with disabilities rely more on transit services than persons without disabilities. Nationally 31 percent of adults with disabilities do not have adequate transportation, compared with just 13% of adults without disabilities. Valley Transit has a fixed route system and offers paratransit services. Paratransit is an alternate mode of transportation, most often provided by minibuses, which provides door-to-door shared rides upon request by persons with disabilities. MAP 10 shows this service area.

"Make the Ride Happen," a volunteer-based transportation service, supplements the fixed route transit and paratransit services in Appleton. Volunteer drivers take senior citizens and persons with disabilities to appointments and shopping.

MAP 10: Valley Transit ADA Service Area Map



Reasonable Accommodations and Modifications

The federal Fair Housing Act makes it unlawful for a housing provider or homeowners associations to refuse to allow a reasonable modification[55] to the premises when such a modification may be necessary to afford persons with disabilities full enjoyment of the premises. Additionally, the Act makes it unlawful to refuse to make reasonable accommodations[56] to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling and public and common use areas.

Most violations of *reasonable modifications* and *accommodations* provisions of the Fair Housing Act occur in the private market. Of MMFHC's 497 statewide housing discrimination complaints based on disability between 2013 and 2018, 60 percent

[55] Under the Fair Housing Act, a reasonable modification is a structural change made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment of the premises

[56] A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces, or to fulfill their program obligations.

involved a reasonable modification, a reasonable accommodation or both. In Appleton 16 of the 22 complaints based on disability involved a reasonable accommodation (72 percent). Additionally, 10 of the 22 complaints based on disability involved either service animals or emotional support animals. This remarkably high percentage indicates that many housing providers do not understand their obligations under fair housing laws, or are choosing to violate the law.

A community's policies need to allow for reasonable modifications and accommodations. Both the City of Appleton and the Appleton Housing Authority have reasonable modification and accommodations policies in place to protect persons with disabilities.

Homeownership Challenges

As stated previously, persons with disabilities are twice as likely to be living in poverty compared to persons without disabilities. The median income for persons with disabilities ($19,890) is about 62 percent of that of persons without disabilities ($31,680). Given these challenges, obtaining a mortgage loan is a significant challenge for many impoverished persons with disabilities. Moreover, existing homeowners may become disabled for a variety of reasons. These individuals may need assistance in making their homes accessible.

Disparities in Mortgage Lending

Access to fair mortgage loan products is an essential component of households' ability to build wealth. If that access is limited based on race, disability, or membership in other legally protected classes, it must be addressed.

Four reports generated by Lending Patterns, CLC Compliance Technologies, Inc. were completed for Appleton for this analysis:

1. Lenders' Home Mortgage Disclosure Act (HMDA) Overview of Loan Originations
2. Lenders' Home Mortgage Disclosure Act (HMDA) Overview of Loan Denials and Withdrawals
3. Lender Market Share
4. Rank of Lenders by Low and Moderate Income (Borrower or Tract) Frequency

Loan Originations and Denials by Race and Ethnicity

Racial and ethnic disparities exist in loan originations in Appleton. There were 3,532 mortgage loans made in 2017.[57] While white borrowers received a disproportionately high share of these loans, people of color received a disproportionately low share of loans. See Figure 28.

FIGURE 28: Appleton Loan Originations by Race and Ethnicity

	Proportion of Appleton Population	Proportion of Loan Originations	Loan Approval Rate	Number of Applications Submitted
White	80%	89%	74.1%	4057
Black	2.3%	0.9%	70.5%	44
Asian	6.1%	2.2%	57.7%	133
Native American	0.7%	0.2%	54.5%	11
Hispanic	5.7%	2.5%	64.5%	133

There are likely multiple contributing factors to these disparities: a disproportionately low number of Spanish and Hmong-speaking lenders and real estate professionals; discrimination based on race, national origin and ethnicity; poverty; and the difficulty of obtaining an ITIN loan[58].

Applying for an ITIN home loan is more complicated than applying for a conventional home loan. Potential complications for persons making an ITIN mortgage application include:

[57] Lending Patterns, CLC Compliance Technologies, Inc., 2018

[58] ITIN loans are designed for borrowers who do not have a social security number, but can provide an ITIN number as an alternative form of identification.

- Lack of credit history. Credit histories are based on Social Security numbers, and therefore it may be difficult - if not impossible - to gauge the creditworthiness of an applicant who has an ITIN instead of a Social Security number. Additionally, many who arrived in this country as refugees lack a credit history.
- Problems with income verification. Employers are reluctant to document the wages they pay to workers who are not authorized to work within the United States. Many undocumented workers receive cash and limited options for verifying their incomes.
- Problems verifying a good payment history. Some mortgage lenders will make loans to people who don't have credit histories as long as they can prove a payment history of some sort. Since undocumented workers may not have utilities and other bills in their own names, applicants may have difficulty with proving they can make payments in a timely manner.

Lender Market Share

The top 15 mortgage lenders in Appleton made almost three-quarters (73.5 percent) of the 3,105 purchase and refinance loans in 2017.[59] In Appleton, the lenders making the most loans, whether for new purchases or refinancing, are:

FIGURE 29: Appleton Lender Market Share

Rank	Lender	# of Loans
1	Community First Credit Union	656
2	Fox Communities Credit Union	299
3	Capital Credit Union	182
4	Associated Bank	166
5	Wells Fargo Bank	138
6	Finance of America	124
7	GSF Mortgage Corp.	118
8	Inlanta Mortgage	98
9	Waterstone Mortgage	83
10	BMO Harris Bank	77
11	Nicolet National Bank	76
12	Quicken Loans	73
13	Johnson Bank	71
14	US Bank National Association	67
15	JP Morgan Chase Bank	52

Of these 3,105 loans, only nine were subprime loans. A subprime loan is a loan offered at an interest rate above prime to individuals who do not qualify for prime rate loans.

[59] Lending Patterns, CLC Compliance Technologies, Inc., 2018

Marine Credit Union made eight of those loans and Citadel Servicing Corporation made one subprime loan.

Lending in Low- and Moderate-Income (LMI) Census Tracts and to Low- and Moderate-Income (LMI) Borrowers

In Appleton there were 1,134 loans made to LMI borrowers and in LMI census tracts in 2017. The top five LMI lenders are listed below.

FIGURE 30: Appleton Top Low- and Moderate-Income Lenders

Rank	Lender	# of Loans	% of Bank's Loans in City
1	Community First Credit Union	221	33.7
2	Fox Communities Credit Union	117	39.1
3	GSF Mortgage Corporation	72	61.0
4	Finance of America	64	51.6
5	Capital Credit Union	59	32.4

Fair Housing Enforcement

The Metropolitan Milwaukee Fair Housing Council (MMFHC) conducts comprehensive fair housing services for the City of Appleton through its Northeast Wisconsin satellite office, the Fair Housing Center of Northeast Wisconsin (FHCNW). Services include the Enforcement, Outreach and Education, Fair Lending, and the Inclusive Communities Program, as described in a previous section.

Complaints and Suits in Appleton 2013-2017

From January 1, 2013 to December 31, 2018, 45 housing discrimination complaints from the City of Appleton were taken by the Metropolitan Milwaukee Fair Housing Council (Metropolitan Milwaukee Fair Housing Council, 2018).

FIGURE 31: Metropolitan Milwaukee Fair Housing Council Appleton Complaints 2013-2018

Year:	# of Complaints:
2013	9
2014	8
2015	12
2016	13
2017	0[60]
2018	3

Twenty-two of the complaints were on the basis of disability[61], 16 were based on race, 7 were based on familial status, five were based on lawful source of income, three based on age, two based on national origin, and one each marital status and sexual orientation. Some complaints are based on more than one protected class.

All but one of the 45 complaints involved rental housing; the remaining complaint involved the sales market.

[60] Often higher number of complaints may coincide with fair housing outreach and education. If community members are aware of their rights under the fair housing laws, they are more likely to complain when discriminated against. During 2017 there were staffing changes at the Northeast Wisconsin Fair Housing Center, which may have played a role in there being no complaints this year.

[61] Ten of these 22 complaints involved a service animal or an emotional support animal.

FIGURE 32: Metropolitan Milwaukee Fair Housing Council Complaints from Appleton 2013-2018 by Protected Class

Protected Class:	# of Complaints:
Disability	22
Race	16
Familial Status	7
Lawful Source of Income	5
Age	3
National Origin	2
Marital Status	1
Sexual Orientation	1

FIGURE 33: Wisconsin Equal Right Division Complaints from Calumet, Outagamie and Winnebago Counties[62] 2013-2018 by Protected Class

Protected Class:	# of Complaints:
Disability	11
Race	11
Familial Status	8
Lawful Source of Income	3
Age	3
National Origin	1
Religion	2
Sexual Orientation	2
Sex	1

FIGURE 34: U. S Department of Housing and Urban Development 2013-2018 from Appleton by Protected Class

Protected Class:	# of Complaints:
Disability	5
Race	1

[62] Wisconsin Equal Rights Division does not compile complaints by municipality, but by County instead

Impediments to Fair Housing

This section identifies barriers to equal housing access, based on the quantitative data contained in the Demographic and Fair Housing Analysis sections of this document, and based on qualitative information gleaned from community input. The impediments are not listed in order of priority.

Impediments to fair housing include:

1. Private-market housing discrimination

   It is difficult to assess the severity of private market discrimination in Appleton based on the number of complaints reported to the Metropolitan Milwaukee Fair Housing Council, U.S. Department of Housing and Urban Development and the Wisconsin Equal Rights Division. According to the National Fair Housing Association's (2015) Trends Report, "housing discrimination is significantly underreported, mostly because it can be difficult to discern. According to the U.S. Department of Housing and Urban Development, the number of reported complaints represents less than one percent of the four million instances of housing discrimination that are estimated to occur each year." Some stakeholders in Appleton believe discrimination is occurring by housing providers. Housing discrimination complaint data, (found in the *Fair Housing Enforcement, Outreach Capacity, and Resources* section) from the Metropolitan Milwaukee Fair Housing Council verifies that discrimination is occurring based on many different protected classes.

2. Affordable housing location

   The location of affordable housing can contribute to segregation or integration, as well as to the access a person has to opportunities such as education and employment. Maps in earlier sections show that renters are more concentrated in census tracts 103 and 110.

   Increasing the amount of affordable rental housing of all unit sizes in all parts of the City and County should be considered.

3. Lack of affordable, accessible housing

   There is a shortage of affordable housing for all persons. However, persons with disabilities are more likely to have low income and need low-cost, affordable housing than the general population. Additionally, because of the average older age of Appleton's housing, and amount of multi-family housing required to be accessible under the Fair Housing Act, existing accessible housing is limited. One challenge is we cannot quantify the supply of accessible housing. No entity keeps a record of accessible units in the City.

4. Private market refusal to allow accommodations/modifications

   In Appleton 16 of the 22 complaints based on disability involved a reasonable accommodation (72 percent). This remarkably high percentage indicates that many housing providers do not understand their obligations under fair housing laws, or are choosing to violate the law.

5. Lending discrimination and/or disparities

   Lending discrimination can be subtle and sophisticated, and may be embedded in credit and institutional policies. These factors can make it very challenging for borrowers to recognize discriminatory experiences, which leads to underreporting of unlawful discrimination in the lending market. A lending analysis is included in the Appendix of this report.

6. Critical shortage of affordable rental housing and limited housing assistance

   Previous sections described how housing cost burden, or spending more than 30 percent of income on housing costs, is a significant problem for many households in Appleton, particularly households of color. The supply of market rate, affordable housing is insufficient to meet the demand of low and moderate-income residents. Additionally, only a fraction of those households that qualify for federally subsidized programs, like public housing and the Housing Choice Voucher program, actually receive that housing assistance.[63]

   The ratio of rental units to ownership units in Appleton (33.8 percent rental units) is starker than other similarly sized Wisconsin cities. Percent of rental units for the following similarly sized cities is as follows: Kenosha (44.0 percent), Eau Claire (45.7 percent); Janesville (33.2 percent), Oshkosh (46.8 percent), Racine (46.4 percent), and Waukesha (41.4 percent). Most communities have a greater proportion of rental units. The fair housing implications of this are the disproportionate amount of Blacks, Latinx, and Asian residents, as well as residents with disabilities who rely on rental housing.

7. Limited resources for fair housing services (Impediment for State and Federal Government)

   Given that multiple levels of government have fair housing laws, and that fair housing issues reach across jurisdictional borders, the responsibility to provide and support comprehensive fair housing services rests with many entities. Funding for fair housing activities from the State of Wisconsin and the federal government have remained stagnant or even decreased over the last two decades.

[63] National Low Income Housing Coalition, 2018

Without increased funding for fair housing work, especially from the state and federal government, the ability of public agencies and private organizations (like the Fair Housing Council) to make effective progress in eliminating unlawful discrimination and creating integrated communities will be unacceptably constrained. Further, without additional investment on the part of State of Wisconsin and the federal government, the City of Appleton's ability to meet its fair housing goals will be hampered.

Fair Housing Goals and Strategies

This section identifies goals and strategies designed to redress impediments to fair housing.

On the following pages, the goals are listed in table format. Each goal has a number of strategies to make progress toward the goal. Each strategy contains a *timeframe for action*, a *measure of achievement*, and the *entity* at each municipality that is responsible for implementing the strategies. The *timeframe for action* refers to what period of time each community intends to implement each strategy. The *measure of achievement* refers to how each community will measure whether that strategy has been achieved. The goals are not listed in order of priority.

Goal 1: Support efforts to ensure adequate supply of housing affordable to all income levels in the community			
Strategies	**Timeframe for Action**	**Measure of Achievement**	**Responsible Entity(ies)**
Monitor the balance between household incomes and for-sale housing or market rents to identify trends that may impact affordability	2024	Next Analysis of Impediment report and Market Analysis portion of 5-year Consolidated Plan	CEDD AI consultant
Support a variety of housing programs to defray the costs of rental housing or home ownership, marrying financial tools such as historic preservation, DNR grants, and opportunity zones	2020-2024	Evidence of support and use of tools like historic preservation, DNR grants, and opportunity zones	CEDD
Support and partner with programs that provide assistance to homeless persons in the community	2020-2024	Documentation of funds used to support programs and other forms of support	CEDD
Support the City's Homeowner Rehabilitation Loan Program (HRLP) to provide funding for home improvements for lower-income households	2020-2024	Documentation of funds used	CEDD
Support housing programs of housing non-governmental organizations (NGO's)	2020-2024	Documentation of funds used	
Participate in the Fox Cities Housing Coalition	2020-2024	Number of meetings attended	
Promote and support private sector investment in affordable housing through TIF financing, LIHTC projects, and other state/federal financial resources	2020-2024	Evidence of support and use of tools like TIF financing, LIHTC, etc.	
Consider utilizing the CBD zoning district in other areas of the City to promote denser in-fill and affordable housing development	2020-2024	Number of affordable housing units constructed in new CBD zoning districts	CEDD

Goal 2: Increase fair housing choice & decrease housing discrimination			
Strategies	**Timeframe for Action**	**Measure of Achievement**	**Responsible Entity(ies)**
Continue to provide fair housing services	2020-2024	Annual reports from MMFHC	MMFHC
Offer and promote fair housing training for City of Appleton housing and service providers	2020-2024	Number of trainings offered; number of persons trained	MMFHC
Advocate for additionally federal and state funding for fair housing services	2020-2024		

Goal 3: Continue funding the City of Appleton's Neighborhood Program to encourage the establishment and support of neighborhood organizations			
Strategies	**Timeframe for Action**	**Measure of Achievement**	**Responsible Entity(ies)**
Provide assistance to help form neighborhood organizations, which among other activities, support diversity of race, ethnicity, religion, income, ability levels.	2020-2024	Number of new neighborhoods registered; number of attendees at Neighborhood Program Meetings	CEDD
Offer funding through the Neighborhood Grant Program to help carry out neighborhood improvement projects and encourage neighbors to connect	2020-2024	Number of projects funded; total funds invested	CEDD
Provide diversity and inclusion education to neighborhood groups to ensure that organizing efforts are inclusive and create a welcoming environment for all	2020-2024	Number of events offered; number of attendees	CEDD

Goal 4: Increase access to consumer education in culturally appropriate context, to reduce homeownership and lending disparities			
Strategies	**Timeframe for Action**	**Measure of Achievement**	**Responsible Entity(ies)**
Support existing credit counseling and financial education	2020-2024	Number of households served; Is there an increase in households of color applying for loans; tracking households of color homeownership rates	CEDD FISC Habitat for Humanity AHA
Connect housing consumers with existing local educational resources	2020-2024	Number of agencies in referral pool	AHA Habitat for Humanity FISC
Connect housing consumers with existing local job skills resources	2020-2024	Number of programs available in Appleton	Appleton Library CEDD Member agencies of FCHC

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify)
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Appleton
* b. Employer/Taxpayer Identification Number (EIN/TIN):	396005381
* c. Organizational DUNS:	0078[illegible]3

d. Address:

* Street1:	100 N Appleton St
Street2:	
* City:	Appleton
County/Parish:	
* State:	WI: Wisconsin
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	54911-4799

e. Organizational Unit:

Department Name:	Division Name:
Community Development	

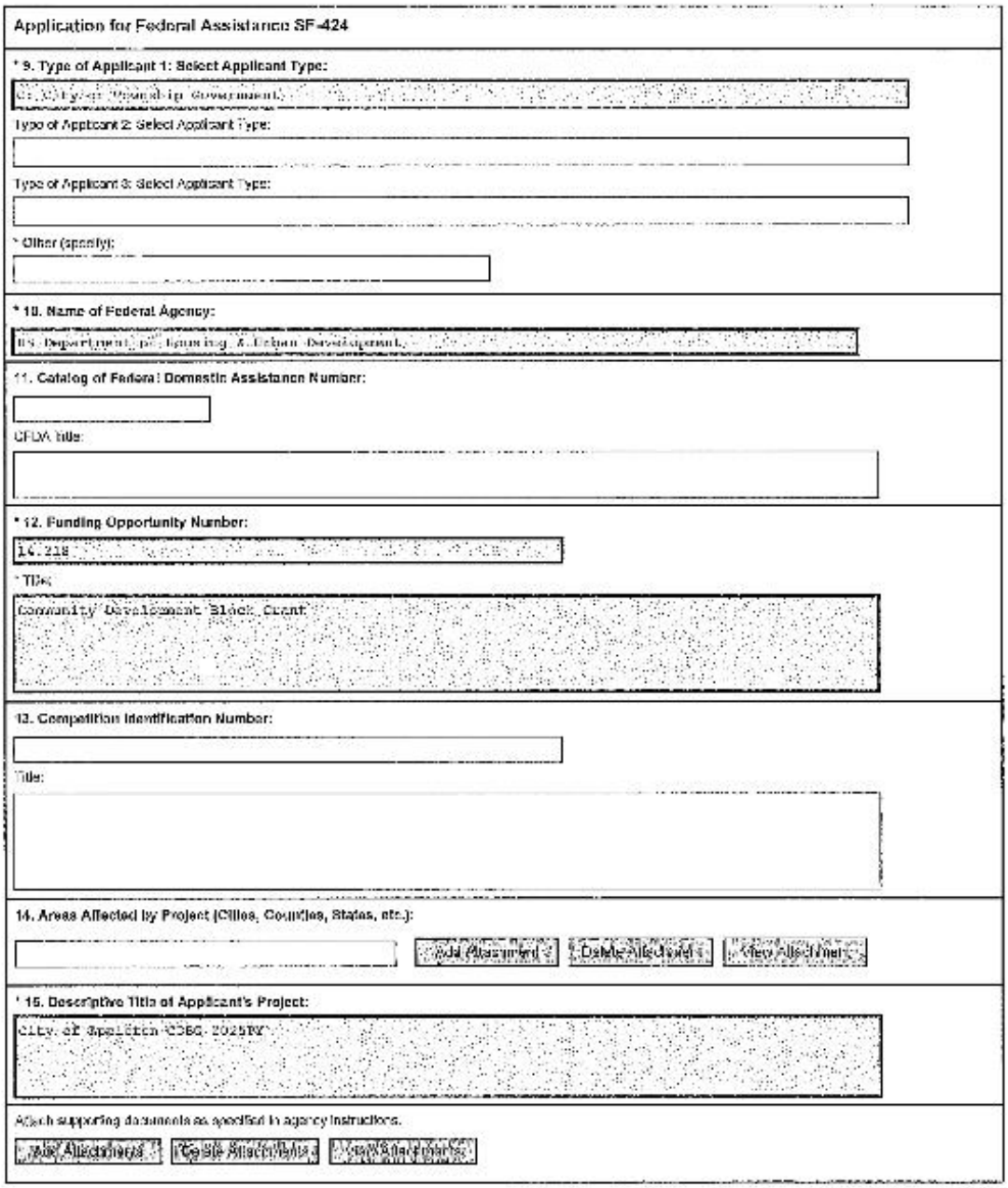
f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Olivia
Middle Name:			
* Last Name:	Galyon		
Suffix:			

Title: Community Development Specialist

Organizational Affiliation:

* Telephone Number:	920-832-6468	Fax Number:	
* Email:	ogalyon@appleton.org		



Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

* 12. Funding Opportunity Number:

14.218

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

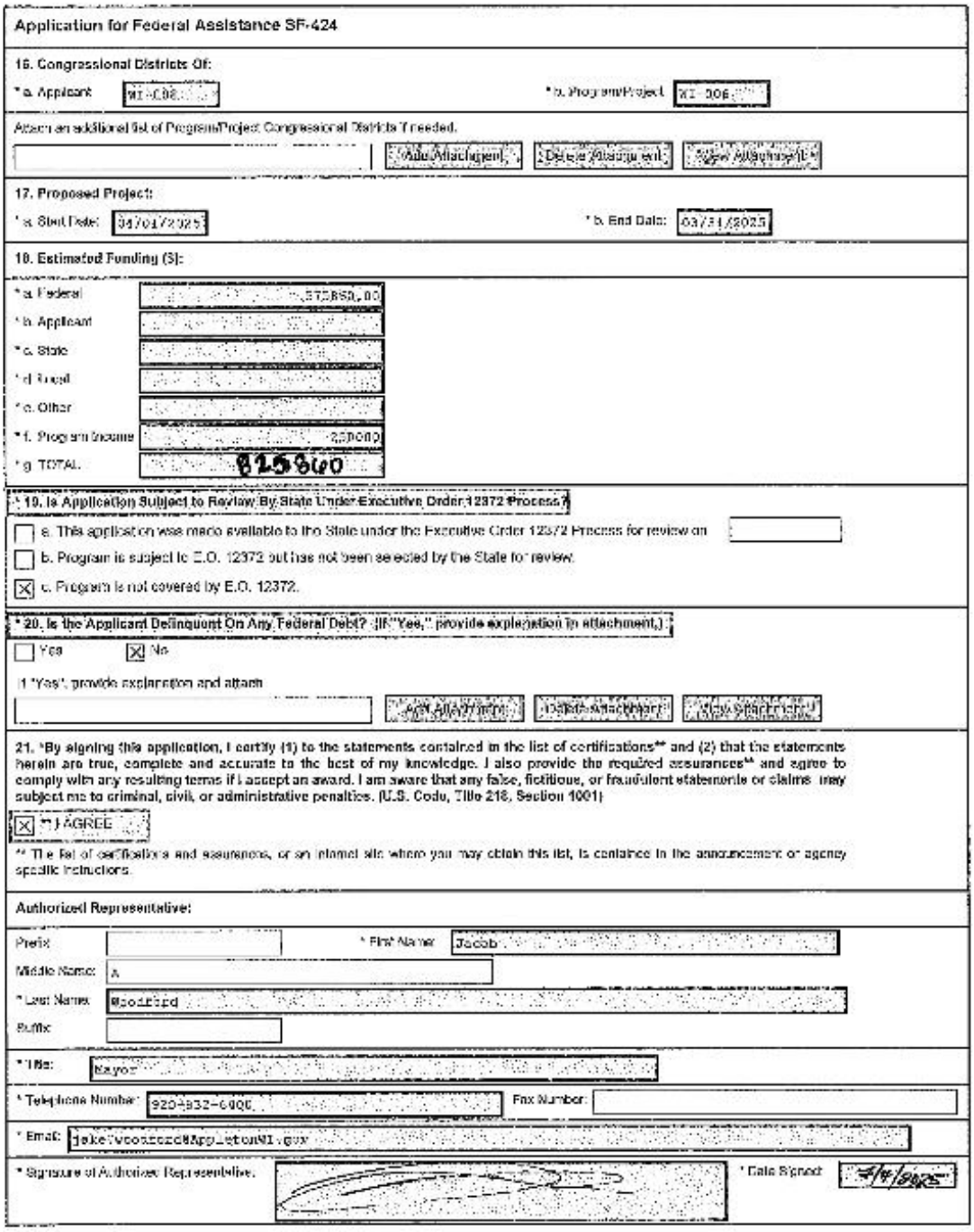
Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Appleton CDBG 2025RY

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments



Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: WI-008 * b. Program/Project: WI-006

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2025 * b. End Date: 03/31/2025

18. Estimated Funding ($):

* a. Federal	575850.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	250000
* g. TOTAL	825850.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix	
* First Name	Jacob
Middle Name	A
* Last Name	Woodford
Suffix	
* Title:	Mayor
* Telephone Number:	920-832-6400
Fax Number:	
* Email:	jakewoodford@AppletonWI.gov
* Signature of Authorized Representative:	
* Date Signed:	4/4/2025

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Jason Woodard

*Title: Mayor

*Applicant/Recipient Organization:

City of Appleton

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19) as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form -LLL Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:

*Date (mm/dd/yyyy): 07/07/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

7/7/2025
Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 4|1|2025-3|31|2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

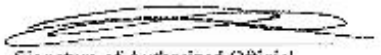
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws – It will comply with applicable laws.



Signature of Authorized Official

7/2/2025

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Appleton Housing Authority
	List the name of the organization or individual who originated the data set. The Appleton Housing Authority provided updated data for tables in sections regarding public housing.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
2	**Data Source Name** Planning Study for Maplebrook Neighborhood
	List the name of the organization or individual who originated the data set. Department intern
	Provide a brief summary of the data set. Analysis of existing housing and land use and survey of residents
	What was the purpose for developing this data set? Determine priority needs
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Maplebrook Neighborhood
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? One month

	What is the status of the data set (complete, in progress, or planned)? Complete
3	**Data Source Name** Fox Cities Coordinated Entry Data
	List the name of the organization or individual who originated the data set. Stephanie VanHulst, Pillars Inc.
	Provide a brief summary of the data set. current data gathered from Housing Inventory Chart (HIC)
	What was the purpose for developing this data set? reporting monthly on available beds in Fox Cities
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data gathered is specifically for individuals and families seeking shelter or housing services through the Coordinated Entry system in the Fox Cities region.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019
	What is the status of the data set (complete, in progress, or planned)? complete