



**Wisconsin Economic Development Corporation
Program Guidelines for Fiscal Year 2021**

Program Name: Community Development Investment (CDI) Grant Program

Program Inception: WEDC FY13

Lead Division: Business and Community Development

New **Revised** [Click here to enter a date.](#)

Aid **Pass-thru Aid** **Technical Assistance**

Program Goal:

The goal of the Community Development Investment (CDI) Grant Program is to incent primarily downtown community development in the state of Wisconsin.

This program primarily supports the following WEDC Strategic Pillar and Focus Area:

Community and Economic Opportunity: Community Development

Program Description:

The program will support urban, small city and rural community redevelopment efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community driven efforts. Funded activities should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners.

Eligibility Requirements:

Definitions:

“Designated Rural County” means a county with a population density of less than 155 residents per square mile as of the 2010 Census.

“Opportunity Zone” means a designated qualified opportunity zone in the State of Wisconsin under Internal Revenue Code § 1400Z-1.

Municipalities (including counties, cities, villages, and towns), tribal entities, and other governmental authorities designated by a municipality to apply on its behalf will be eligible to receive grant assistance under the following conditions:

- Grant recipients must provide a minimum 1:1 matching investment in project costs. For U.S. Economic Development Administration (EDA) CARES Act funded projects, the WEDC investment shall not exceed 20percent of the project budget.
- No more than 30% of the match investment may consist of other state and/or federal grant sources, unless the purpose of the funding is to provide match to an EDA CARES Act funded project.
- Applicants must provide a signed resolution by the governing elected body authorizing the submittal of an application to the CDI Grant Program



- Generally, applicants may only receive one CDI grant per fiscal year; applicants within Designated Rural Counties or Opportunity Zones may receive more than one grant per year, based on available funding.
- An applicant that was impacted by an event that has resulted in a State or Federal Disaster Declaration within the 24 months prior to submitting an application may receive funds for mitigation or preparedness planning and will receive additional considerations including the following:
 - WEDC may reduce or waive the match requirements
 - Applicants must demonstrate that other funding mechanisms (CDBG, WI Disaster Fund, FEMA, etc.) have been evaluated and fully utilized before applying for WEDC CDI Grant funding

Eligible activities are:

- Building renovation
- Historic preservation
- Demolition
- New construction
- Infrastructure investment
- Project or site development planning

Eligible projects are:

- Development of significant destination attractions
- Rehabilitation and reuse of underutilized or landmark buildings
- Infill development
- Historic preservation
- Infrastructure efforts, including disaster prevention measures, providing substantial benefits to downtown residents or property owners
- Mixed-use development (not exclusively residential)

During FY21, eligible activities and projects may include EDA CARES Act community development projects due to the COVID-19 pandemic.

Activities ineligible for grant assistance or match include, but are not limited to:

- Past costs
- In-kind contributions
- Indirect construction costs (a.k.a. “soft” costs)

WEDC will take the following into account when considering a CDI Grant:

- Impact on the community
- Financial justification
- Previous planning efforts
- Readiness to proceed
- Involvement of public-private partnerships
- Other factors determined by WEDC



Incentives and Available Funding (FY21): \$8,000,000

Funding will be limited to 50% of eligible project costs, with a maximum grant amount of up to \$250,000.

At least 50% of the funds will be awarded to communities within Designated Rural Counties.

Activities and Expected Outcomes:

Assist 40 communities and achieve a 20:1 leverage of other investment.

Performance Reporting:

Recipients will be required to annually submit a performance report documenting capital investment, assessed taxable property values, as well as any other contract deliverable.

WEDC annually selects awards on a sample basis for an audit. All backup documentation to the performance report is required to be maintained for the life of the award.

WEDC may impose additional reporting requirements to evaluate project performance and to ensure compliance with contract deliverables.

Application and Awards Process:

The CDI program has a continuous application process. Applicants for a CDI grant should complete an application through an Account Manager. The completed application will be assigned to an underwriter and will go through the award review process.

For more information on application review, internal process, and award distribution, please refer to WEDC's award administration policies and procedures.



Revision History:

Effective Date	Description of Change
7/1/2017	Consideration of multiple applications per community per fiscal year when funding is available
7/1/2017	Remove limitation of one CDI or BF grant per project
7/1/2017	Added project or site development planning as eligible activity
7/1/2018	Allow applicants in a Designated Rural County to receive more than one grant per fiscal year
7/1/2018	Reserve 50 percent of program funding for projects in a Designated Rural County
7/1/2019	Allow applicants in an Opportunity Zone to receive more than one grant per fiscal year; allow recipients to submit performance reports annually; clarify performance reporting requirements
7/1/2020	Expanded eligibility and funding for COVID-19 recovery initiatives

PROGRAM REVIEW:

This document has been reviewed by the following parties (Check all that apply):

- Chief Operating Officer
- Chief Legal Officer
- Chief Financial Officer
- Other _____

Senior Director of Public Policy: _____ Date _____

Division Vice President: _____ Date _____

AUTHORIZED APPROVAL:

CEO or Designee: _____ Date _____