



**Wisconsin Economic Development Corporation  
Program Guidelines for Fiscal Year 2024**

**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 commercial corridor community development in the State of Wisconsin.

**Program Description:**

The program will support urban, small city and rural community redevelopment efforts by providing financial incentives for catalytic, shovel-ready projects with emphasis on, but not limited to, commercial corridor 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:**

“Economically Distressed” means a county or municipality so designated by WEDC by considering the most current area and state data available for the following indicators:

- Unemployment rate
- Percentage of families with incomes below the poverty line
- Median family income
- Median per capita income
- Average annual wage
- Manufacturing assessment values by county
- Other significant or irregular indicators of economic distress – such as a natural disaster, or plant closings and layoffs

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

“Rural Community” means a city, village, or town with population less than 2,500.

Municipalities (including counties, cities, villages, and towns), tribal entities, and other governmental authorities, or private developers 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 3:1 matching investment in project costs; projects located in an Economically Distressed community, Opportunity Zone, or Rural Community must provide a minimum 1:1 matching funds. Additionally, a project where a key component is to provide childcare services or expand housing availability may also be approved by WEDC to provide 1:1 matching funds.
- No more than 50% of eligible project costs may consist of other state and/or federal grant sources, excluding federal ARPA funds; exceptions can be made for projects utilizing federal ARPA funds.
- Applicants must provide a signed resolution by the governing elected body authorizing the submittal of the application(s) to the CDI Grant Program.
- 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

Eligible projects may qualify under one or more of the following:

- 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)

Costs 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 may take the following into account when considering a CDI Grant:

- Impact on the community
- Located in an Economically Distressed community
- Financial justification
- Previous planning efforts



- Readiness to proceed demonstrated by financial commitments in place
- Involvement of public-private partnerships and public/community support and collaboration
- Demonstrates involvement of diverse businesses, including women and veteran-owned contractors, in eligible project costs
- Primary building occupant is a diverse-, woman-, or veteran-owned business(es)
- Primary building purpose serves the communities of diverse-, women-, veteran-, or low- and moderate-income individuals
- Clean energy technology investments included in the project (ex. solar panels, electric vehicle charging stations, etc.)
- Quality Urban Design: balancing preservation of existing heritage structures and streetscapes with new development
- Other factors determined by WEDC

### **Vibrant Spaces Pilot**

The Vibrant Spaces Pilot funds are awarded through a competitive application process for communities to invest in public projects that will enhance the community as an attractive place to live. The project must demonstrate a collaborative, community-driven effort, such as identified in a community plan or community document that has identified the project as a positive community investment in order to be considered eligible. A minimum 1:1 match of other funds will be required.

Eligible activities include:

- Public Space Enhancements (including, but not limited to alleys, programmable park spaces)
- Public Signage (limited to: wayfinding, interpretative signage, kiosks)
- Seasonal equipment with the intent to use annually (such as tables, chairs, bike racks, etc.)
- Parklets
- Public infrastructure projects (including public restrooms to serve public spaces)

Ineligible activities include (but are not limited to):

- Events
- Private spaces that are not open to the public
- Activities that are otherwise eligible to be funded through other programs offered by WEDC

Ineligible costs for grant assistance or match include, but are not limited to:

- Past costs
- In-kind contributions
- Indirect expenses (a.k.a. "soft costs")

### **Incentives and Available Funding (FY24) \$8,000,000**

CDI Grant - \$8,000,000

The maximum award generally does not exceed \$250,000 unless the request for funds is for a project that, due to the size and scope of the investment, clearly justifies an award beyond normal parameters.

No more than one grant per fiscal year shall be located within the boundary of a municipality, unless the applicant is located in an economically distressed community or opportunity zone; in which case applicants can apply for up to two CDI grants per fiscal year.



## Vibrant Spaces Pilot - \$0

Awards will generally be between \$25,000 and \$50,000. Funds will be awarded through a competitive application process. Applicants may receive one Vibrant Spaces Grant in any fiscal year. Receiving a Vibrant Spaces grant does not preclude a community from applying for one (or two, if in an economically distressed community or opportunity zone) CDI grant(s).

### **Activities and Expected Outcomes:**

CDI Grant: Assist 30 communities and achieve a 15:1 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. Vibrant Spaces Pilot recipients will submit one performance report at the completion of the project.

WEDC annually selects awards on a sample basis for an audit. All backup to the performance report and financial records are required to be maintained by the Recipient for a period of at least Three (3) years after the last performance report is due.

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.

Vibrant Spaces Pilot has a competitive application process.

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



**Revision History:**

<b>Effective Date</b>	<b>Description of Change</b>
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 initiative.
7/1/2021	Eliminated temporary CARES Act provisions; removed eligibility for planning projects; replaced Designated Rural County with Economically Distressed; added consideration for diverse businesses
7/1/2022	Expands considerations to determine making a CDI Grant; Adds Vibrant Spaces Pilot
7/1/2023	Defines Rural Community; reduces match requirement for rural communities and projects with key components of providing childcare our expanding housing availability; allows for developers to be the applicant/recipient entity.

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ECONOMIC DEVELOPMENT

**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 VP Strategic Investment and Policy: *[Signature]* Date 7/20/203

Division Vice President: *Michael Ward* Date 7/20/203

**AUTHORIZED APPROVAL:**

CEO or Designee: *[Signature]* Date 7/20/203